MEETING AGENDA



PLAN COMMISSION Wednesday, November 14, 2018 7:30 P.M. MEMORIAL HALL – MEMORIAL BUILDING

1. CALL TO ORDER

- 2. ROLL CALL
- 3. PUBLIC COMMENT
- 4. MINUTES Minutes of October 10, 2018

5. SIGN PERMIT REVIEW

- a) Case A-44-2018 30 E. Hinsdale Ave. Yankee Peddler Awning Sign
- b) Case A-48-2018 45 S. Washington Street Lepa Boutique & Décor Wall Sign
- c) Case A-50-2018 21 W. Second Street TinkRworks 1 Wall Sign

6. EXTERIOR APPEARANCE AND SITE PLAN REVIEW

- a) Case A-40-2018 (Continued from 10.10.18 PC meeting) 550 W. Ogden Ave. Hinsdale Ortho – Exterior Appearance and Site Plan Review for Interior Parking Lot Landscape Plan (retroactive request), Exterior Parking Lot Landscape Plan and Parking Lot Lighting Plan.
- 7. PUBLIC HEARING <u>All those wishing to provide public testimony must be sworn in</u> and after the applicant makes their presentation will be recognized by the Chair to <u>speak.</u>
 - a) Case A-24-2018 Village of Hinsdale Zoning Code Text Amendment to Section 6-111(H) Exceptions and Explanatory Notes for the O-2 Limited Office District *continued from July 11 PC meeting*
 - b) Case A-45-2018 Village of Hinsdale Zoning Code Text Amendment to Section 9-106(J)(7) to prohibit internally illuminated signage in the B-2 Central Business District.

8. SCHEDULE OF PUBLIC HEARING - <u>No discussion will take place except to determine</u> <u>a time and date of hearing. (note: the next PC meeting is on December 12, 2018)</u>

a) Case A-37-2018 – 724 N. York Rd. – Hinsdale Animal Hospital Ground Sign in the Design Review Overlay District

9. ADJOURNMENT

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Web Site: <u>www.villageofhinsdale.org</u>

MINUTES VILLAGE OF HINSDALE PLAN COMMISSION October 10, 2018 MEMORIAL HALL 7:30 P.M.

Chairman Cashman called the special meeting to order at 7:30 p.m., Wednesday, October 10, 2018, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT:	Steve Cashman, Gerald Jablonski, Anna Fiascone, Julie Crnovich, Mark Willobee and Troy Unell
ABSENT:	Scott Peterson, Debra Braselton and Jim Krillenberger
ALSO PRESENT:	Chan Yu, Village Planner Applicant for cases: A-39-2018 and A-40-2018

<u>Approval of Minutes – September 25, 2018</u>

The PC, **unanimously approved** the September 25, 2018, minutes, with the condition to revise page 2, paragraph number three, 1st sentence to state, "Some discussion followed about the illuminated <u>non-</u>tenant slots on the sign be considered as advertising." 6-0, (3 absent).

Findings and Recommendations

Case A-34-2018 – 336 E. Ogden Ave. - Bill Jacobs Group (Land Rover) – Major Adjustment to previously approved exterior appearance and site plan (Case A-29-2017, 02.06.18) to renovate the existing building and site plan at 336 E. Ogden Ave. to include a Jaguar dealership in the B-3 General Business District AND concurrent sign permit review – **Case A-43-2018** (concurrent with above exterior appearance and site plan application) – Eight (8) Signs Proposed, Plan Commission recommendations to be forwarded to the Zoning Board of Appeals (ZBA, Case V-07-18)

The PC, with no comments or questions, **unanimously approved** 6-0, (3 absent) the Findings and Recommendations as submitted.

Sign Permit Review - Case A-46-2018 – 16 E. 1st Street – Mucci Di Firenze – 1 Wall Sign

The applicant was not present to introduce the request. However, the PC generally supported the proposed sign.

Chairman Cashman asked Chan how the Historic Preservation Commission (HPC) felt about the sign.

Chan replied that this application was not submitted in time for the October HPC meeting. With the PC reviewing it first, it would save the applicant 1 week.

Commissioner Crnovich stated that she can't image the HPC having an issue with this request.

Plan Commission Minutes October 10, 2018

Commissioner Jablonski asked what type of business is Mucci Di Firenze.

Chan replied it is a retail store.

The PC with no further questions, **unanimously approved** the sign application as submitted, 6-0, (3 absent).

<u>Sign Permit Review</u> - Case A-39-2018 – 550 W. Ogden Ave. – Hinsdale Ortho – 1 Illuminated Wall Sign and Ground Sign reface

The applicant presented the request to reface an existing ground sign, and install a new illuminated wall sign. The purpose is to show that they offer immediate care at Hinsdale Orthopedics.

Commissioner Fiascone believed the wall sign would improve the current blank wall, but is too large as proposed. She had no issues with the ground sign reface. Commissioners Unell and Willobee agreed.

Commissioner Crnovich stated that the wall sign is much too large, in particular, as it relates to the surrounding area. Thus, it should be scaled down in size.

The applicant asked if perhaps it is just the exhibit that shows only the wall, versus the entire building face.

Commissioner Crnovich reasserted her position that the proposed wall sign is still too large.

The sign manufacturer staff explained that they would not be able to illuminate the logo if it was smaller.

Commissioner Crnovich asked how the applicant feels about only illuminating the text, and not the logo.

The applicant was not supportive of that idea.

Chairman Cashman and Commissioner Jablonski asked if they could still illuminate the logo if they reduced the size by 10 percent.

Commissioner Jablonski in general is OK with the request because of the size of the wall and since it's near Ogden Avenue and not as close to the residential district. The proposed ground sign also looked fine to him.

Chairman Cashman did not have any issues with the wall sign, but had an issue with the bottom line of the ground sign, and feels it is unnecessary and not sure it is permitted. He presented examples of other approved immediate care signage, and it can be presumed that the facilities are open.

The applicant stated that they don't want people to think it is immediate care all day long.

Commissioners Crnovich and Willobee felt that the requested text projects the opposite message.

Chairman Cashman asked Chan on his opinion on the language on the ground sign.

Chan responded that he reviewed this with the Village Attorney, and felt the definition of a business sign allowed an applicant to request the language for the service and commodities offered on the sign. On the

Plan Commission Minutes October 10, 2018

other hand, based on the sign review standards, the PC, if it feels is confusing, cluttered or redundant, can deny it.

The PC unanimously stated they should be consistent, and is opposed to the language on the bottom of the ground sign.

The PC with no further questions or concerns, **unanimously approved** 6-0, (3 absent), with the condition that they reduce the wall sign by 10 percent, and remove the bottom line of text from the ground sign.

<u>Exterior Appearance and Site Plan Review</u> - Case A-40-2018 – 550 W. Ogden Ave. – Hinsdale Ortho – Exterior Appearance and Site Plan Review for Interior Parking Lot Landscape Plan (retroactive request), Exterior Parking Lot Landscape Plan and Parking Lot Lighting Plan.

The applicant presented the request, and was apologetic for the retroactive nature of the interior parking lot landscape plan. Mr. Dave Kanzler stated the removal of the interior greenspace helped them gain 6 parking spaces.

Commissioners Crnovich asked if the neighbors were notified for the meeting.

The applicant responded yes, and has worked hard on being good neighbors in regards to making sure their employees are not parking in the residential streets.

The Plan Commission stated they had difficulty seeing the small print of the photometric plan, and requested a revised plan to clearly show the data for the existing lights for the next meeting. Additional information requested include: the orientation of the glare shields, location/dimensions of the light pole bases in relation to the lot line and removal of any light poles. (A revised landscape plan will also be submitted to the PC for the next meeting, per the requests and comments from the October 10, 2018, meeting.)

Chairman Cashman asked if they keep the lights on all night.

Mr. Dave Kanzler replied yes, but stated that he is happy to turn off the lights at 10 PM.

A motion to continue the application, was **unanimously approved**, 6-0, (3 absent) for the November 14, 2018, PC meeting.

<u>Public Hearing</u> - Case A-24-2018 – Village of Hinsdale – Zoning Code Text Amendment to Section 6-111(H) Exceptions and Explanatory Notes for the O-2 Limited Office District *continued from July 11 PC meeting*

Village staff/the applicant did not meet the public notification requirement by publishing it in the Hinsdalean, no more than 30 days and no less than 15 days prior to the public hearing. To that end, the PC could not open the public hearing. However, the PC had a discussion, and was largely opposed to the application because: it is very site specific to 540 Ogden Avenue versus the general O-2 Limited Office Districts, unfairly restricts the 540 Ogden Avenue property, and there are concerns for the potential impact to the existing O-2 parcels in the Village.

<u>Schedule of Public Hearing</u> - Case A-45-2018 – Village of Hinsdale – Zoning Code Text Amendment to Section 9-106(J)(7) to prohibit internally illuminated signage in the B-2 Central Business District.

The PC **unanimously approved** to schedule a public hearing for Case A-45-2018 for the November 14, 2018, PC meeting, 6-0, (3 absent).

<u>Adjournment</u>

The meeting was adjourned at 8:41 p.m. after a unanimous vote.

Respectfully Submitted by Chan Yu, Village Planner



DATE:	November 14, 2018
то:	Chairman Cashman and Plan Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	30 E. Hinsdale Ave. – Yankee Peddler – 1 New Awning Sign Case A-44-2018

Summary

The Village of Hinsdale has received a sign application from Chesterfield Awning Co., on behalf of the Yankee Peddler, requesting approval to install 1 new awning sign at 30 E. Hinsdale Avenue, within the Historic Downtown District in the B-2 Central Business District. On November 7, 2018, the Historic Preservation Commission unanimously recommended approval for the awning, as submitted.

Request and Analysis

The requested awning sign is proposed to be located on the front building facade. The fabric of the awning is "Sunbrella Aquamarine" and the text and logos on the awning valance is white. The text is 8.2" tall by 3'- 1" wide for an area of 2.05 SF. The elephant logo is 7" tall by 1-foot wide for an area of .58 SF. The combined area of signage on the front and side awning valances equals approximately 5.94 SF. The proposed awning sign is code compliant for a multi-tenant building in the B-2 Central Business District.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the PC and does not require public notification. The PC maintains final authority on signage with no further action required by the Board of Trustees.

Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.

2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.



3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.

4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

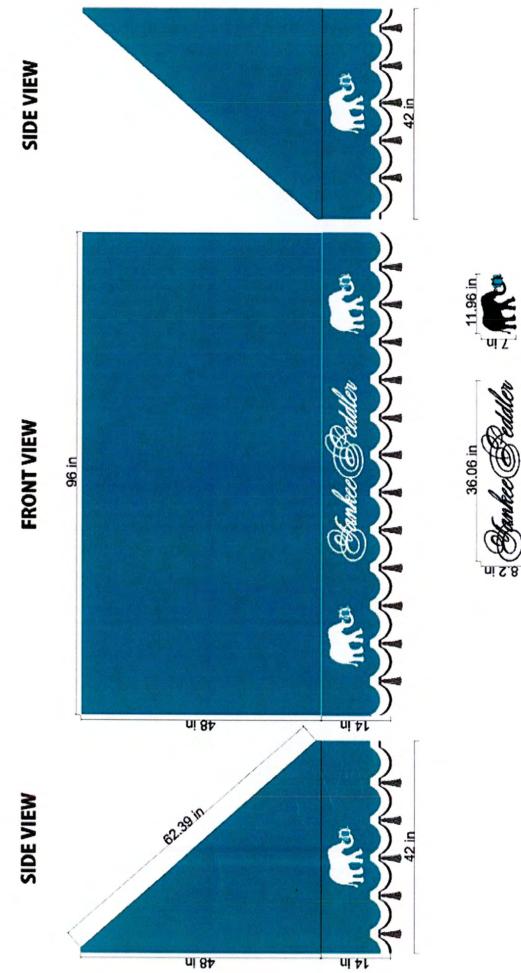
Attachments:

- Attachment 1 Sign Application and Exhibits
- Attachment 2 Village of Hinsdale Zoning Map and Project Location
- Attachment 3 Street View of 30 E. Hinsdale Ave.



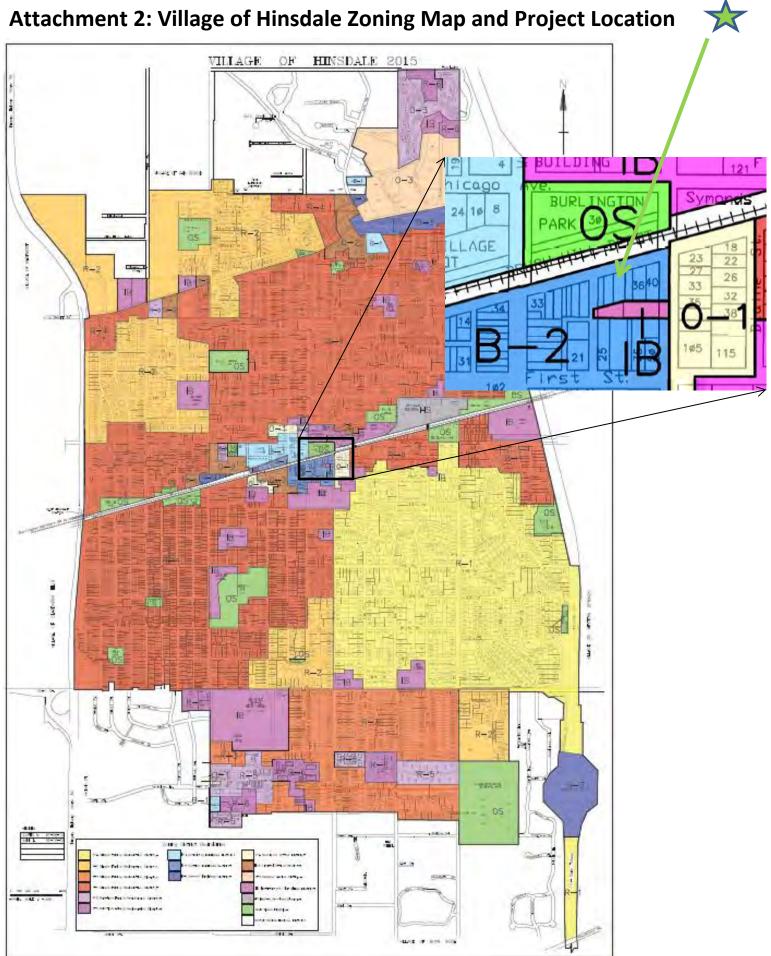
VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor
Name: <u>Junkle</u> <u>Perst Hundull Ave</u> Address: <u>30 Eurst Hundull Ave</u> City/Zip: <u>HIMAUL</u> , IL, (10521 Phone/Fax(20)755 00957 E-Mail: <u>Black Lorein & grait.com</u> Contact Name: <u>Stacy Lorein / Richard Ta</u> men	Name: <u>Misterfield Awining Co</u> Address: <u>W99 Van Dampa</u> City/Zip: <u>Sonth</u> Phone/Fax: OB 596. 4 E-Mail: <u>Graphic@Chisterfieldawing.</u> Con Contact Name: <u>Ma H</u>
ADDRESS OF SIGN LOCATION: ZONING DISTRICT: Please Select One $B-2$.	
SIGN TYPE: Please Select One Awing over	DOVR
ILLUMINATION Please Select One w/A	
Sign Information:	Site Information:
Overall Size (Square Feet): $(\frac{20}{20} \times \frac{24}{24})$	Lot/Street Frontage:
Overall Height from Grade: <u>1221ncl</u> Ft.	Building/Tenant Frontage:
Proposed Colors (Maximum of Three Colors):	Existing Sign Information:
O Acrucimarine	Business Name: The Manker Peddlee
2 White leftering	Size of Sign: <u>30</u> Square Feet
8	Business Name:
	Size of Sign: Square Feet
	es. VAIR

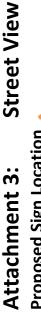


Sunbrella Aquamarine 4623



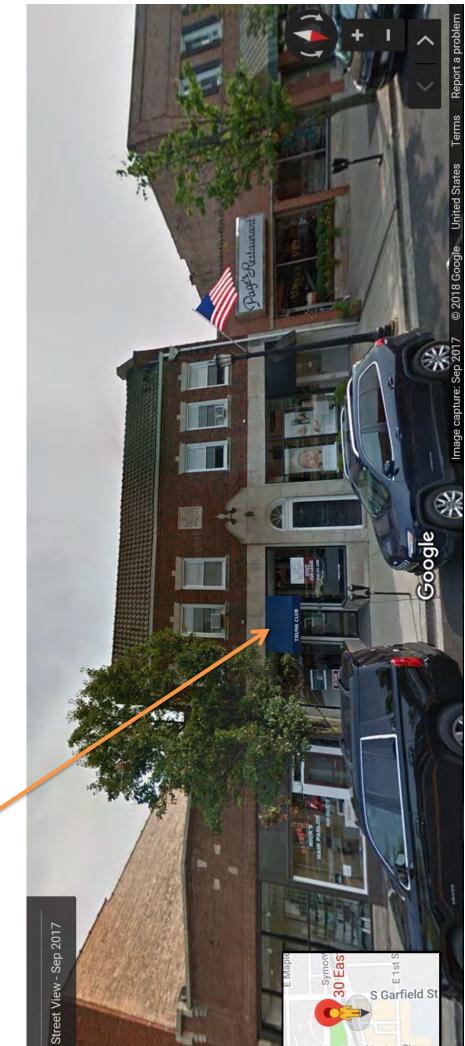


Attachment 2: Village of Hinsdale Zoning Map and Project Location



Street View of 30 E. Hinsdale Ave. (facing south)

Proposed Sign Location





DATE:	November 14, 2018
то:	Chairman Cashman and Plan Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	45 S. Washington Street – Lepa Boutique & Decor – 1 New non-Illuminated Wall Sign Case A-48-2018

Summary

The Village of Hinsdale has received a sign application from IC Signs & Graphics, on behalf of Lepa Boutique & Decor, requesting approval to install 1 new non-illuminated wall sign at 45 S. Washington Street, within the Historic Downtown District in the B-2 Central Business District. On November 7, 2018, the Historic Preservation Commission unanimously recommended approval for the wall sign, as submitted.

Request and Analysis

The requested wall sign is proposed to be located on the front building facade. The panel frame and face material is aluminum. It would display white text on a black sign backing. The proposed wall sign is 1' tall and 15' wide for an area of 15 SF (includes sign backing). Per the Code, a multi-tenant building is permitted to request for 25 SF per tenant.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the PC and does not require public notification. The PC maintains final authority on signage with no further action required by the Board of Trustees.

Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.

2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.



3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.

4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments:

- Attachment 1 Sign Application and Exhibits
- Attachment 2 Village of Hinsdale Zoning Map and Project Location
- Attachment 3 Street View of 45 S. Washington Street



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

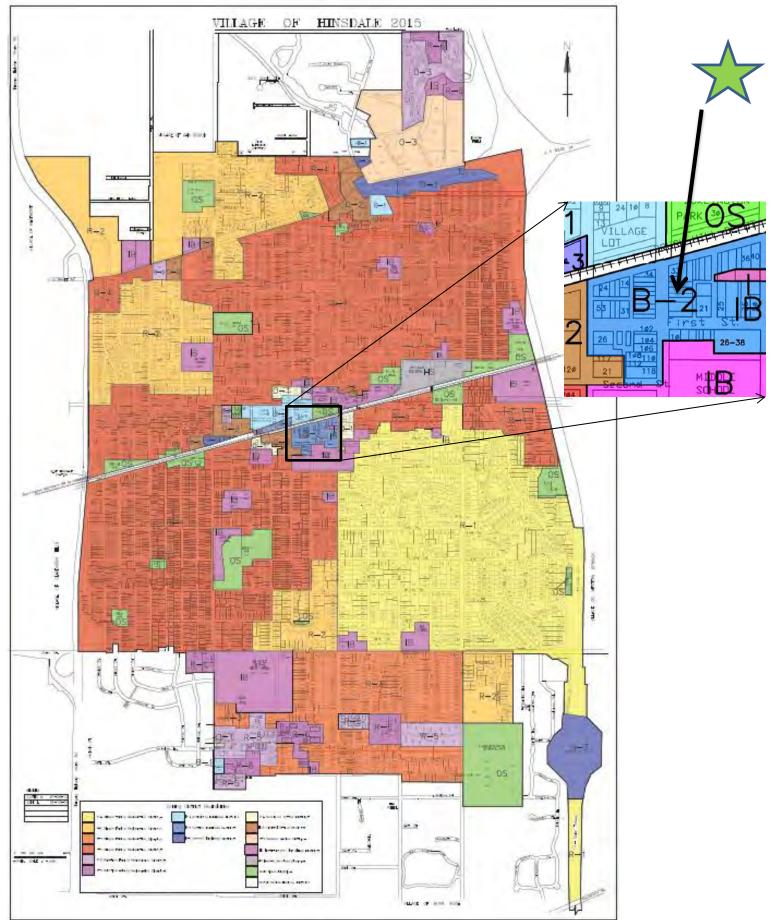
Applicant John Miller 815-370-5927 Name: LOUIS HOSCO	Contractor John HillER 815-370-592777 Name: Louis Masco
Address: 2747 YORK STREEY	Address: 2747 YOKK STREET
City/Zip: BIUE Is and II	City/Zip: BLUE ISLAND IL 60406
Phone/Fax: (108) 388-1598/328-3536	Phone/Fax: (708) 388-1598, 328-3536 E-Mail: Lov @1160219 Flag And Bannek
E-Mail: Love Liberty Flagano BANNEL. Con Contact Name: Lov 13 Masco	Contact Name: LOUIS HCISCO CO
ADDRESS OF SIGN LOCATION: 45 South ZONING DISTRICT: Please Select One DOWN	
SIGN TYPE: Please Select One SHOF Box F	Lat Wall *Illumination cannot exceed 50 foot-
ILLUMINATION Please Select One NON - III	Uminated candles as defined in Section 9-106(E)(b)
Sim Information	Cita Information.
Sign Information: Overall Size (Square Feet): 150 (1. x15)	Site Information: Lot/Street Frontage:
Overall Height from Grade: Ft.	Building/Tenant Frontage: 17 ¹
Proposed Colors (Maximum of Three Colors):	Existing Sign Information: Gin HAUTE & Home
Black 2"x2"x3/16 Aluminum FRAME	Business Name:
OWHITE OSO matiblack	Size of Sign: 18- 850 Square Feet Business Name: GIA HALLS & Home
Aluminum Face	Size of Sign: 830 Square Feet
	he stand determined at the tit is compared
I hereby acknowledge that I have read this application and t and agree to comply with all Village of Hinsdale Ordinance	S
Lairo Masco 8-	28-18
Signature of Applicant Date	129/18
Signature of Building Owner Property Manger Date	129/18
FOR OFFICE USE ONLY - DO NOT WRITE BELOW	/ THIS LINE
Total square footage: x $4.00 = 0$	(Minimum \$75.00)
Plan Commission Approval Date: Admin	istrative Approval Date:





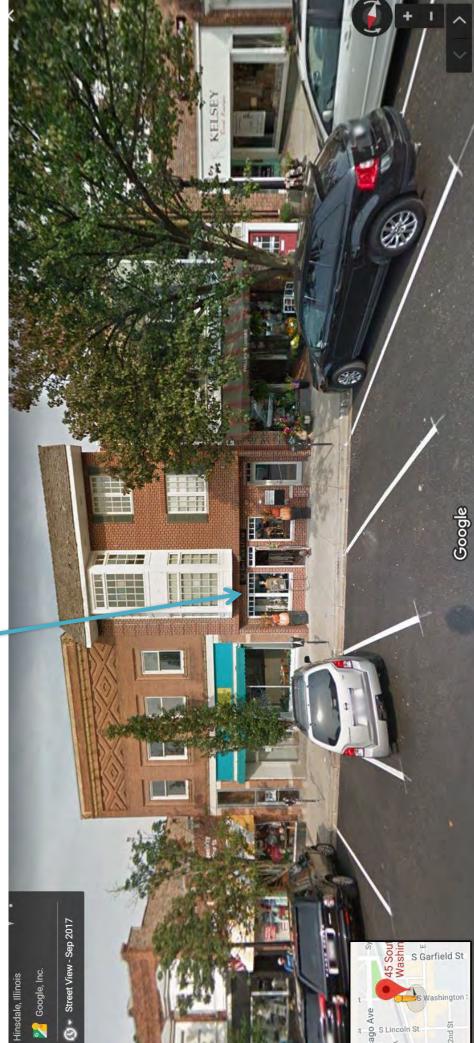
Attachment 2: Village of Hinsdale Zoning Map and Project Location





Attachment 3: Street View of 45 S. Washington Street (facing east)





Attachment 3

United St

© 2018

Sep 2017

age capture:



DATE:	November 14, 2018
то:	Chairman Cashman and Plan Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	21 W. Second Street – TinkRworks – 1 New non-Illuminated Wall Sign Case A-50-2018

Summary

The Village of Hinsdale has received a sign application from Fast Signs, on behalf of TinkRworks, requesting approval to install 1 new non-illuminated wall sign at 21 W. Second Street in the O-2 Limited Office District.

Request and Analysis

The building at 21 W. Second Street is located on the corner of Second Street and Lincoln Street. The requested wall sign would face Second Street, where the front entrance is located. The sign material is acrylic, and features 3 colors: orange, blue and green. The non-illuminated wall sign is 1'-6" tall and 6' wide for an area of 9 SF.

Per the Code, a multi-tenant building is permitted to request for 25 SF per tenant. U.S. Bank occupies the first floor of the building and has 2 wall signs. The U.S. Bank entrance sign is 6.24 SF and its rear drive through sign is 7.13 SF.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the PC and does not require public notification. The PC maintains final authority on signage with no further action required by the Board of Trustees.

Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.

2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the



neighborhood.

3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.

4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments:

- Attachment 1 Sign Application and Exhibits
- Attachment 2 Village of Hinsdale Zoning Map and Project Location
- Attachment 3 Street View of 21 W. Second Street
- Attachment 4 Street View from S. Lincoln Street



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT **APPLICATION FOR SIGN PERMIT**

Applicant

Name: Anu Mahajan

Address: 21 W 2nd Street, 3rd Floor

City/Zip: Hinsdale

Phone/Fax: (___) _____630-819-8926 /

E-Mail: anu.mahajan@tinkrworks.com

Contact Name: Anu Mahajan

Contractor

Name: FastSigns of Downers Grove

Address: 408 75th Street

City/Zip: Downers Grove 60516

Phone/Fax: (⁶³⁰) 984 ,0101

E-Mail: 2112@fastsigns.com

Contact Name: Alysha Sbarbaro

ADDRESS OF SIGN LOCATION: 21 W 2nd Street, Hinsdale

ZONING DISTRICT: O-2 Limited Office District

SIGN TYPE: Wall Sign

ILLUMINATION None

Sign Information:			
Overall Size (Square Feet):	9	(<u>1.5</u> x	<u>6</u>)

Overall Height from Grade: 14 Ft.

Proposed Colors (Maximum of Three Colors):

- Orange
- e Blue
- Green

Site Information:

Lot/Street Frontage: 21 W 2nd Street

Building/Tenant Frontage: 21 W 2nd Street

Existing Sign Information:

Business Name:

Size of Sign: _____ Square Feet

Business Name: Square Feet Size of Sign:

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

RAIN Signature of Applicant

 $\frac{10/22/18}{\text{Date}}$

10/23/18 Date

Signature of Building Owner

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

Total square footage: 0 x 4.00 = 0 (Minimum 75.00)

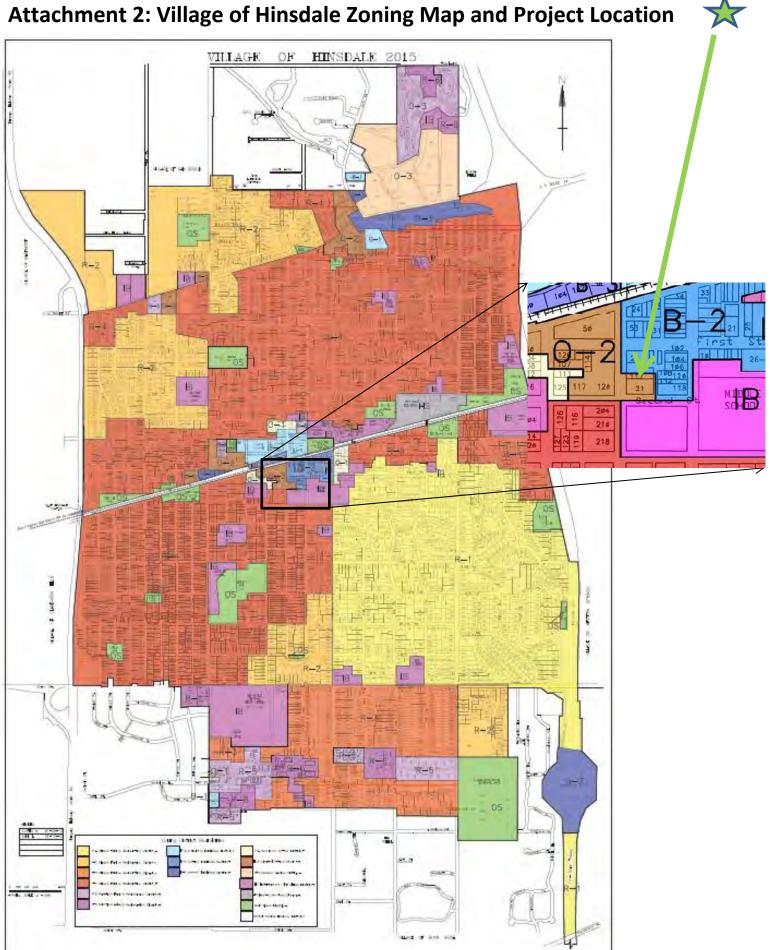
Plan Commission Approval Date: Administrative Approval Date:





Attachment 1

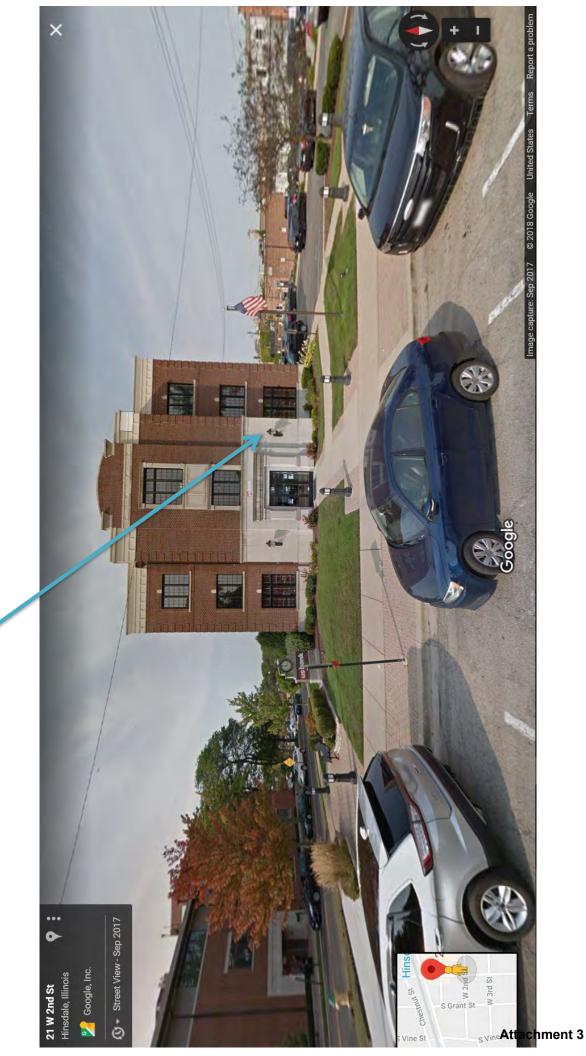
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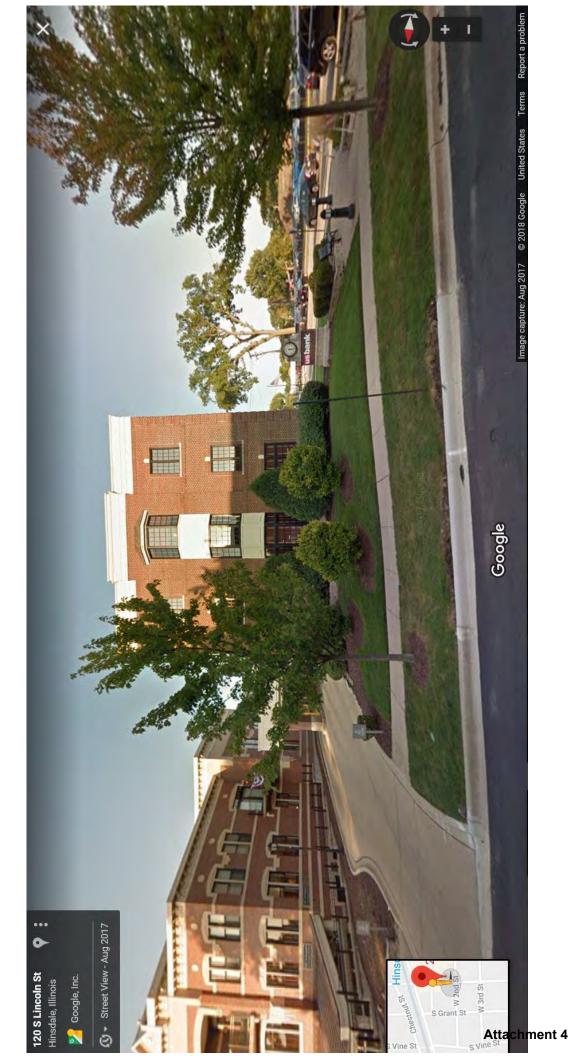
Attachment 2: Village of Hinsdale Zoning Map and Project Location

Street View of 21 W. Second St. (looking north) Attachment 3:

Proposed Sign Location









DATE:	November 14, 2018
то:	Chairman Cashman and Plan Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	550 W. Ogden Ave. – Hinsdale Orthopedics - Exterior Appearance/Site Plan for Parking Lot Improvements - Case A-40-2018 - *Continued from the 10.10.18 PC meeting*

Summary

The Village of Hinsdale has received an Exterior Appearance/Site Plan review application from Morgan/Harbour Construction, on behalf Hinsdale Orthopedics, requesting approval for the removal of an interior parking lot landscape island, proposed parking lot landscape plan and parking lot lighting plan. The interior parking lot landscape island, per the applicant, was removed because it blocked the view of the buildings main entrance, was an unpleasant obstacle in the parking lot and provided an additional 5 parking spaces.

On October 10, 2018, the PC continued this request for the November 14, 2018, meeting for an updated photometric plan to include the data for the existing parking lot lights, a site plan showing the removal of the east (noncompliant) light pole, location of the light poles in relation to the east lot line, light pole details, glare shield information and updated landscape plan. This information is attached, from pages 1 to 16.

Request and Analysis

The parking lot interior green space island was approximately 36' by 24' and had a concrete wall with an average height of 1.5 feet. Per the Code, the maximum lot coverage is 80 percent in the O-2 Limited Office District. The removal of the landscape island increased the lot coverage from 68 percent to 69 percent. It should be noted that the applicant worked with the Village Forestry and Parks Superintendent, John Finnell, on the proposed landscaping along Monroe Street.

The applicant has provided a lighting and photometric plan, illustrating the existing and 2 proposed 14' tall light poles at the west side of the subject property parking lot, and face/illuminates east (the west side is adjacent to the Manor Care parking lot at 600 W. Ogden Avenue). The proposed height and photometric plan are code compliant. Exhibits of the light fixture, pole and lighting data are included in the application. Staff has requested the applicant clearly review the lighting data given the various options included on the exhibits at the Plan Commission meeting.

Pertinent zoning code the applicant must meet includes:

• "Any permitted accessory lighting fixtures shall be so designed, arranged, and operated as to prevent glare and direct rays of light from being cast onto any adjacent public or private



property or street and so as not to produce excessive sky reflected glare. Except for streetlights, no exterior light in or adjacent to any residential district shall be so designed, arranged, or operated to produce an intensity of light exceeding one-half $\binom{1}{2}$ foot-candle at any residential lot line." (Section 9-101(D)(9))

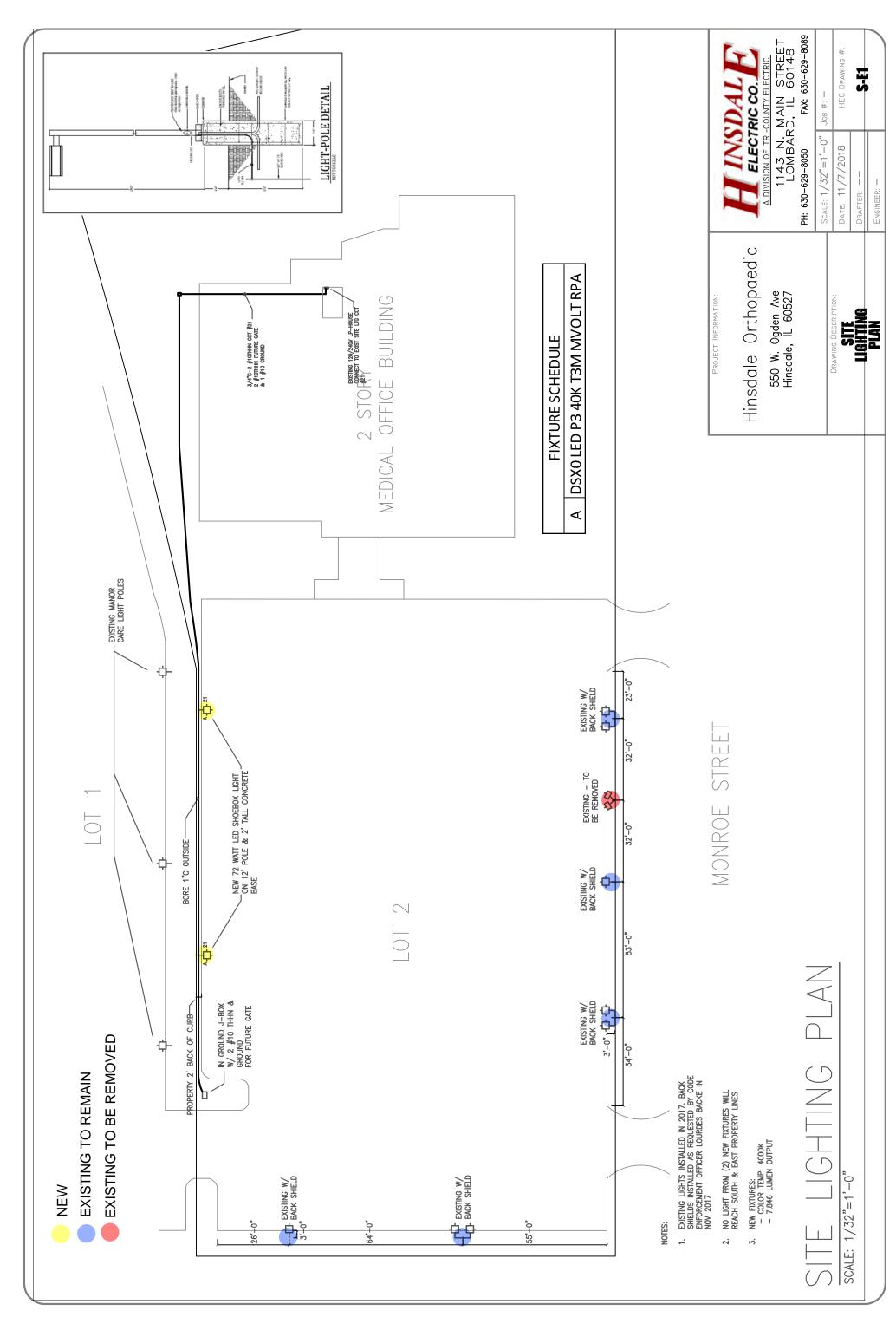
• *"Fixed lighting shall be provided for all parking lots and garages accommodating more than ten (10) vehicles. Such lighting shall be so arranged as to prevent direct glare of beams onto any public or private property or streets by the use of luminaire cutoffs. All lighting shall be reduced to security levels at all times of nonuse."* (Section 9-104(H)(2)(h))

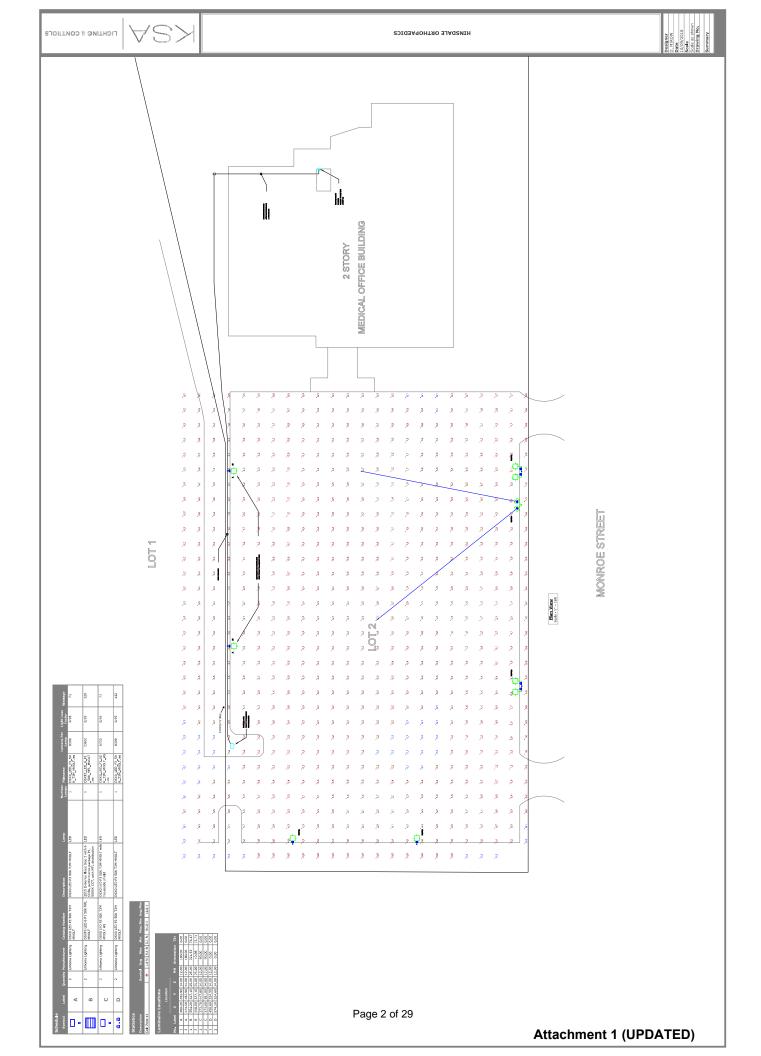
Process

Pursuant to Section 11-606, the Chairman of the Plan Commission shall at the public meeting on the application for exterior appearance review allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified in subsection 11-103(H) of this article, recommending either approval or disapproval of the exterior appearance and site plan based on the standards set forth in subsection F1 of this Section 11-604 and 11-606.

Attachments:

- Attachment 1 Exterior Appearance Application Request and Exhibits (packet)
- Attachment 2 Zoning Map and Project Location
- Attachment 3 Street View of 550 W. Ogden Ave.
- Attachment 4 Birds Eye View of 550 W. Ogden Ave.
- Attachment 5 Parcel View of 550 W. Ogden Ave.





Chan Yu

From:Andrew MacMillan <amacmillan@morganharbour.com>Sent:Thursday, November 08, 2018 12:23 PMTo:Chan YuCc:Rico CrumSubject:Fwd: 550W Ogden Revised Drawings

Chan - FYI on the glare shields.

Andy MacMillan - Team Leader O: 630-734-8800 D: 630-734-7747 M: 630-888-5401

Begin forwarded message:

From: Steve Tagliere <<u>stagliere@hinsdaleelectric.com</u>> Date: November 8, 2018 at 11:52:17 AM CST To: Andrew MacMillan <<u>amacmillan@morganharbour.com</u>>, Nicholas Tagliere <<u>ntagliere@hinsdaleelectric.com</u>> Subject: RE: 550W Ogden Revised Drawings

Andy, The glare shields are already installed on the existing light fixtures. They are in back below the light fixtures. As we have told them our (2) new lights will not produce any light at the south and east property lines so we do not plan on installing glare shields, there is no reason to. The only thing they would do on our new lights is reduce the light bleeding into the Manor Care parking lot but we are literally 5' from the Manor Care light poles and they do not have glare shields.

Steve Tagliere | President

Hinsdale Electric Company | 1143 North Main Street | Lombard, IL 60148 | <u>www.hinsdaleelectric.com</u> ☎ 630.629.8050 | ① 630.675.9311 | F. 630.629.8089 | ⊠ <u>stagliere@hinsdaleelectric.com</u>



From: Andrew MacMillan <<u>amacmillan@morganharbour.com</u>>
Sent: Thursday, November 08, 2018 9:21 AM
To: Nicholas Tagliere <<u>ntagliere@hinsdaleelectric.com</u>>; Steve Tagliere
<<u>stagliere@hinsdaleelectric.com</u>>
Subject: Fwd: 550W Ogden Revised Drawings

Can u answer the below please?

Andy MacMillan - Team Leader O: 630-734-8800 D: 630-734-7747 M: 630-888-5401

Begin forwarded message:

From: Chan Yu <<u>cyu@villageofhinsdale.org</u>> Date: November 8, 2018 at 9:11:28 AM CST To: Andrew MacMillan <<u>amacmillan@morganharbour.com</u>>, Robert McGinnis <<u>rmcginnis@villageofhinsdale.org</u>> Cc: "Moon, Mimi K. (<u>Mmoon@pretzel-stouffer.com</u>)" <<u>Mmoon@pretzel-stouffer.com</u>>, "Dave Kanzler (<u>Dave.Kanzler@hoasc.com</u>)" <<u>Dave.Kanzler@hoasc.com</u>>, Rico Crum <<u>mcrum@morganharbour.com</u>>, George Olmos <<u>golmos@morganharbour.com</u>>

Subject: RE: 550W Ogden Revised Drawings

Hi Andy, do you know the orientation for the glare shields?

Chairman Cashman asked this at the meeting last month, whether it would be in front or below/behind the light.

Thanks, -Chan

From: Andrew MacMillan [mailto:amacmillan@morganharbour.com]
Sent: Wednesday, November 07, 2018 12:04 PM
To: Chan Yu; Robert McGinnis
Cc: Moon, Mimi K. (Mmoon@pretzel-stouffer.com); Dave Kanzler (Dave.Kanzler@hoasc.com); Rico Crum; George Olmos
Subject: RE: 550W Ogden Revised Drawings

Chan – please see the attached revised and/or marked up lighting specification sheet, site lighting plan, and landscaping plan as requested below.

Andy MacMillanSr. Project Manager/Team LeaderMorgan/Harbour Construction LLC

www.morganharbour.com D: 630-734-7747 | O: 630-734-8800 C: 630-888-5401 | F: 630-734-8099

From: Chan Yu [mailto:cyu@villageofhinsdale.org]
Sent: Monday, November 05, 2018 11:44 AM
To: Andrew MacMillan; Robert McGinnis
Cc: Moon, Mimi K. (<u>Mmoon@pretzel-stouffer.com</u>); Dave Kanzler (<u>Dave.Kanzler@hoasc.com</u>); Rico Crum; George Olmos
Subject: RE: 550W Ogden Revised Drawings
Importance: High

Andy,

For the Site Lighting Plan, it's difficult to tell which lights are existing, proposed, and the pole that will be removed. Could you please color code to differentiate the 3?

The Chair expressed concerns about shielding the light fixtures from the south and east properties. Can you confirm that the "External Glare Shield" (on page 2 of the fixture packet) will be installed, and where (front, back of fixture?), as well as put a red asterisk next to the "Ordering Information" and lumen output that you/Hinsdale Ortho would be ordering? (keep in mind, the Plan Commission/Village Board will be expecting the warmest color temperature options).

You need 1 additional tree in the parking lot interior to be code compliant. We cannot count the 3 trees on the east side of the subject property.

Please have the above covered, and you'll meet the Plan Commission's requests from the Oct. 10 meeting. (the video will soon be posted here: <u>http://www.villageofhinsdale.org/government/committees_and_commissions/pl an_commission.php</u>

As you may recall, the Plan Commission mentioned it was difficult to read the sheets. <u>To that end, please deliver 10 hardcopies on large paper by this Thurs.</u> <u>morning, Nov. 8.</u>

Thank you, -Chan

From: Andrew MacMillan [mailto:amacmillan@morganharbour.com]
Sent: Thursday, November 01, 2018 12:21 PM
To: Robert McGinnis; Chan Yu
Cc: Moon, Mimi K. (Mmoon@pretzel-stouffer.com); Dave Kanzler (Dave.Kanzler@hoasc.com); Rico Crum; George Olmos
Subject: 550W Ogden Revised Drawings

Robert / Chan – please see the attached revised drawings per your request for Hinsdale Orthopaedic at 550 W Ogden. Please let us know if anything else is required.

Andy MacMillanSr. Project Manager/Team LeaderMorgan/Harbour Construction LLCwww.morganharbour.comD: 630-734-7747O: 630-734-8800C: 630-888-5401F: 630-734-8099



Četrog Hantri	니하지 DSX0 LED P3 50K T3M MVOLT RPA
line	Mount on 12' Pole
Type:	

🖘 + Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL[®] controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint[™] Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+,

visit www.acuitybrands.com/aplus.

- 1. See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately:

Order	ing Information	ALANT .				EXAMPLE	: DS)	KO LED	P6 40K T3	M MVOI	T SPA DDBX		
DSX0 LED	P3	50K	ТЗМ		T3M				MV	OLT	RPA		
5.05	uth.	athritospendor	$\beta (1) (\theta + \theta) (\theta)$										
₩ DSXGLED	Forward optics P1 P4 P7 P2 P5 P3 P6 Rotated optics P10 ¹ P12 ¹ P11 ³ P13 ¹	30K 3000 K 40K 4005 k 50K 5000 K AMBPC Amberphosphor converted	T3S Type III T3M Type III T4M Type III T4M Type IV TFTM Forwar media	short 1 medium 1 short 1 medium 1 'medium 1 d thuw	TSW BLC LCCO RCCO	lype V short lype V short Type V wide Bicklight controls ²⁴ Left Corner curoff ²⁴ Right corner cutoff ²⁴	480 ³		€ RPA WBA SPUMBA RPUMBA Shipped separate KMAS DDBXO U	Square pole mou Round pole mou Wall bracket Square pole univ Round pole univ ely			
$\tilde{\psi}(\tilde{\eta}(p))$													
	stalled nUght AIR generation 2 enabled" JEMA twist-fock receptacle only (co	nimil ordered separate) "		17.06	13-30'n enabled	motion/ambient senser, rounding beight, ambient at 140-044	101.1	HS H	installed puse-side shield ²⁰ ngle tuse (120, 277, 34	DDBXI DBLXI DNAX) Black		

Shipped installed NUTAIR2 NUph AIR generation 2 enabled ¹¹ PER NFMA revise-fack receptacle only (control ordered separate) PER5 Five-who exceptacle only (control ordered separate) PER7 Seven-wire exceptacle only (control ordered separate) PER7 Seven-wire exceptacle only (control ordered separate) PER7 Seven-wire exceptacle only (control ordered separate) DMG 0-10V dimming entired out back of basising for external con PIR B-level, motion/ambient sensor, 8-15' mounting height, ambi PIRH B-level, motion/ambient sensor, 15-30' mounting height, ambi PIRHN fetwork, 8-Level motion/ambient sensor, 8-15' mounting height, ambi PIRIFC3V B-level, motion/ambient sensor, 8-15' mounting height, ambi	trol (control ordered separace) inst smourenabled at Ste ³⁴¹⁰ bient sensor enabled at Ste ³⁴¹⁰ bient sensor enabled at Ste ³⁴¹⁰ bient sensor enabled at Ste ³⁴¹⁰	B-fevet motion/antient sensor, 13-30 mountup height, ambient sensor enabled at 16:110 B-foret switched domning, 3005 (14:11) B-foret wurdted domning, 5006 (14:11) Part night, dim ift daws 100 Part night, dim ift daws 100 Part night, dim 50 hs 100 Part night, dim 50 hs 100 Part night, dim 70 hs 100 Part night, dim 70 hs 100 Part night, dim 70 hs 100	Shipped Installed HS House-side shield ²⁰ SF Single duse (120, 277, 347V) * OF Double firse (268, 240, 480V) * L90 Left rotated optics * R90 Right rotated optics * DDL Diffused doptics * Shipped separately RS Brid spicts** EGS External glass sheld*	DDBXD DBLXD DNAXD DWHXD DDBTXD DBLBXD DNATXD DWHGXD	Dark brenze Black Natural duminum White Textured dark bronze Textured black Textured natural alutmitem Textured white
--	--	---	--	--	---

A LITHONIA LIGHTING

A+ Capable options indicated by this color background.

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DSX0-LED Rev. 03/21/18 Page 1 of 7

Attachment 1 (UPDATED)

Accessories

Oldele	elettricates hospitale in the	
01137751530	Platered - 59, twist fack(120-377VL*	
BUL14/F1.5 (01 20	Photocel SSI territ-link (1474)	
CALIFERT 1.5 FHE 30	Photocell - SSL twee kick (2004) II	
DSHORT SAKE	Sharing rag ²¹	
DSDURS 20CU	House side which for 20120 une "	
0500033000	Heuse side sincle for 30160 unit *	
0530854000	Nauve-Jide shield fet 40 LEO und 4	
DSX0001 II	Differed trop lero (polycarbonate) ²⁰	
LAWBY ODEXO A.	Space and round pole universal insert- ing bracket adapter (specify treas) in	
KMAB BURKO U	Main arm incursing bracket adapter (specify finish)	
Kate transmission and the	mentany selfer median	

NOTES

 NOTES

 1
 PIG, PI1, P12 and P13 and rotated options (K90 pr PK9) only analable together.

 AMBEC in our vaciable with BUC, LCCO, ROCO, P4, P7 or P13

 Not available with H5 or DDL.

 MOTES

 MOTES in an available with BUC, LCCO, ROCO, P4, P7 or P13

 Not available with H5 or DDL.

 MOTES (Diverspontance on any Lease unlarge from 1202 377V (B050 Htl)

 Songle Land SF1 requires 1200 yr P12 All available with 2000, 2000 yr MVCLT, II is only available in 1200 or 277V specified.

 Single Land SF1 requires 1200 yr P12 All available with 2000, 2000 yr MVCLT, II is only available in 1200 or 277V specified.

 Bitting dH4 price and Available is a separate combination accessory; for retrofts use only: PUMBA stimpt 0, 115 G vibration load rating pre ANCI C134.31.

 Matt order Ruture skin RSM monting. Matt be ordered as a separate corecision; sci All concessories information. For use with 2001 mast arm foot included.

 10
 Matt be ordered with PRHN.

 10
 Matt order Ruture skin disparad as a separate fine item from Acuty Drants Concessor. Sci Information, Shorting Cap included.

 11
 Reference Matter State Table on page 3

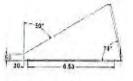
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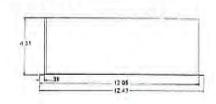
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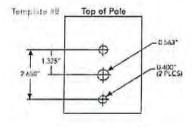
 15
 Matt be ordered with MTARAZ. For mempr











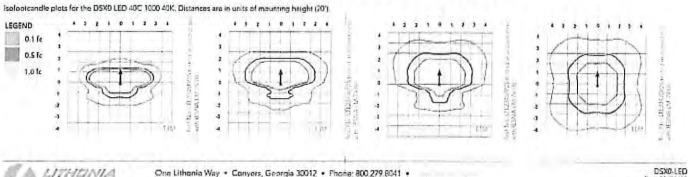
Tenon Mounting Slipfitter**

2-3/8*	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	A5120-490
2-7/8"	AST25-190	A\$725-280	AST25-290	AST25-320	AST25-390	AST25-490
4*	AST35-190	A\$135-280	AST35-290	A\$135-320	AST35-390	AST35-490

DM1965	90° 2 ∈ 280° 2 ⊕ 90°	DM32AS	DM3045	064945		
1 @ 90*	$2 \in \mathbf{280^{\circ}}$	2 9 90"	3 er 120"	3 w 90"	4 = 90*	
Side B	Side 8 & D	Side D&C	Round pole only	Side B. C. & D	Sides A, B, C, D	

2 P. R. M. 148 3	A Secol	Station of the	Send deals	Contraction of the	1.1	On LANS	A long of the second	1.01
DSX SPA	Y	Y	Y	N		· • · ·	A 1997	1.1.2
DSX RIW	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMIIA	Y	N.	N	N	1	· · · · ·		
DSX RPUMBA	N	Ĥ	N	N	Y	Y.	Y	11
					3 finate	-120 recom	e round pole top	dienon.

LIGHTING



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Rev 03/21/18 Page 2 of 7

Attachment 1 (UPDATED)

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0.40% (32-104°F)

		Latinum Marqu
0.0	32'T	1.04
5'C	414	1.04
10.0	50"7	1.03
15"C	50"	1,02
20%	66*7	1.01
25'C	77'F	1.00
30%	86"F	0.99
35"C	95%	0.95
40%	1047	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25% amblent, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LEF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

$0 \leq j \ (n \ \text{ford} \ n \ n \ n \ n \ n \ n \ n \ n \ n \ $	25000	50000	100000
In the Million An et edge	0.56	0.92	0.85

Option	Dimmed State	10gh Level (when triggered)	Phototcell Operation	Dv/cill Time	Ramp-up Lime	Ramp-down Time		
Pilker PillH 3V (1756) Output		10V (100%) Output	Enabled @ SFC	5 min	1 116	Senin		
PIRIFOV or PIRHIFCIV	JV (17%) Output	10V (100%) Output	Exabled - IFC	5 min	Jane	5 min		

Bait for the												
tengal		T	(6.15 mile)		êste ir si	tel',						
Steenaamal Daiy (da/011)	V	A	Westindering Trade on drawn	A	Wred to cimming Institute cimming	Wires Capped inside						
NDM WIGH		V	Wied to datailing leads on drive	A	Wited or finning leads on film	When Capped mark						
904M with Methon 904M an Add an Iyi	0	A	Wires Capped invide Toture	A	Wars Capped Inside	Wises Capped inside Deputy						
Future-proof*	0	A	Vised to rhmming leads on chines	~	Wired to dimming leath and iner	Wres Capped Houte						
fature-poss!" with Motion	0	A	Wites Capped Huse	V	Write Opped mode finite	Nies Cipped mude						

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"Felor-prior menny Ability to change controlate the failure.

F 16	1.100	
C 200	1.127	1
1000	LIG	1
1.1	14/621	

One Lithonia Way . Convers, Georgia 30012 . Phone: 800.279.8041 . @ 2011-2016 Acuity Brands Liphting, Inc. All rights resorved

DSX0-LED
Rev 03/21/18
Page 3 of 7
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

Electrical	Load
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ι.

				1583						
	Platest	$(\underline{d}_1) = \cdots = (\underline{d}_{n-1})$	Nier series		120	203	240	277	347	400
	P1	25	510	35	0.32	0.18	0.15	0.15	0.10	0.0
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0,11
Forward Opties (Hon-Notated)	P3	20	1050	71	0.60	0.37	0.32	0.27	0.71	0.15
	P4	20	1400	72	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	709	89	0.74	0.43	0.33	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.43	0.39	0.29
	P7	40	1300	165	1.38	0.30	0.69	0.60	0.50	0.37
04.07	P10	30	530	51	0.45	0.26	0.23	0.21	0.16	0.17
Rotated Optics (Requires LSD	P11	30	700	77	0.50	0.35	0.30	0.27	0.20	0.16
pr/195)	P12	30	1950	104	0.58	0,50	0.44	039	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.46	0,37	0.27

d'enformance Dole

Lumen Output

Lorner values are from photometric tests performed in accordance with IESNA UM 79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

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				T15	4,369	1.1	Û	1	115	4,706	1	0	1	124	4.765	11	0	1	125	2.541	11	0	11	10	
		100.00		125	4,364	1	0	1	115	4.701	1	0	1	124	4,761	1	0	1	125	2,589	1	0	1		
				1211	4,387	1	0	1	115	4,775	1	0	1	124	4,785	11	0	11	126	2.519	1	0	1	1.4	
				135	4,248	1	0	1	112	4,577	1	0	1	120	4.634	11	0	1	122	2,558	1	0	1		
				MEI	4,376	1	0	1	115	4714	1	0	1	124	4,774	11	D	1	126	2,583	11	0	T.	12	
			12.5	T4M	4,281	14	9	1.1	113	4,612	1	0	1	121	4,670	1	0	2	123	2,570	1	0	1		
20	530	P1	15W	TFTM	4,373	1	0	1	115	4,711	1	0	1	124	4,771	1	9	2	126	2,540		0	1		
			100	15V5 755	4,548	1	0	0	120	4,900	2	0.0	0	129	4,962	2	0		131	2,550	1	0	U	N	
				ISM	4,541	2	0	0	120	4,891	1	0	1	129	4,953	2	0	9	131	2,690	1	0	0	÷	
				TSW	4,576	1	0	2	120	4,929		10		130	4,992	3	0	2	131	7,655	2	0	1	1	
				BLC	3,586	1	0		94	3,863	1	0	2	102	1,912	Ť	0	1 i	103	1.043	-2-	4	1.4	H	
				LCCO	2,665	1	0	+	10	2,674	1	a	2	76	2,911	11	0	2	n	· · ·				1	
				RCCO	2,665	1	Ú	1	10	2,874	11	đ	2	76	2,911	1	0	2	n		1	-	-	t	
				115	5,570	1	0	1	114	6,001	1	0	1	122	6,077	12	0	2	174	3,144	1	0	1		
				T25	\$.564	1	0	2	114	5,594	1	0	2	122	6,070	2	0	2	124	3,203	1	0	1	F	
			5	T2M	5.593	1	D	1	114	6,025	1	a	1	123	6,102	1	0	1	125	3,141	1	0	1		
				135	5,417	1	0	2	111	\$.835	1	0	2	119	5,909	2	0	2	121	3,165	1	0	1		
				TaM	5,510	1	0	2	114	6,011	1	0	2	123	6.087	1	0	2	124	3,196	1	D	1		
	1.000 /	1.10	1	T4M	5,453	1	0	2	111	5,880	11	0	3	120	5,955	1	0	2	127	1,179	11	0	1		
20	700	P2	49W	IFIM	5.576	1		2	114	6,007	1	0	2	123	6,083	1	Q	2	124	3,143	1	0	1		
		1.2	and the second second	TSVS	5,799	2	9	0	118	6,247	2	0	0	127	6,327	13	0	0	129	3,27B	2	0	0		
			155	5,804	1	0	0	118	6.252		0	0	125	6,332	2	0	1	129	1,328		0	0			
				TSM	5,789	3	0	2	119	6,237	3	0	12	127	6,316	1	0	1 2	129	3,248	2	0	1	10	
				BLC	4,572	i	Q	1	93	4,925	1	0	1	101	6,364	1	¢	1	130	3,195	2	Û	1	-	
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				ACCO.	3,402	1	0	2	60	3,665	1			75	3,711	1	0	2	76		-	-	-	1	
				715	7,833				110	8,438	2	0	2	119	8,545			2	120	201	100	-	-	-	
- 1				125	7,825	2 2 2	0	2 7 2	110	8,429	2	0	2	119	8,536	2 2	0 0	2 2 2	120						
					12M	7.865	2	0	2	111	8,473	1	Ø	2	119	3,580	2	0	2	121					
			1.1	735	7.612	2	0	2	107	8,205	1	0		116	8.309	1	0	2	117						
			-*	T3M	7.84	12	0		111	8,452	2	0	2	119	8,559	2	Ð	2	121						
1				T4M	7,675	5	0	2	108	8,269	2	D	2	116	8.371	2	0	2	118						
20	1050	P3	71W	TETM	7.841	1	0	2	110	8,467	2	0	2	119	8.554	2	0	2	120						
	.02/2			TSVS	8,155	3			115	8,785	3	0	0	124	8,895				175						
				155 T5M	8,167	1	0	12	115	5,792 5,792	5	0	1	124	8,904	1 1	0	2	125						
				TSW	8,141 8,204	1	0	2	115	5,770	4		2	124	8,851	13	0	2	125						
				BLC	6,429	1	0	2	91	6,926	1	0	-3-	98	8,950 7,013	1	0	2	99						
				LCCO	4,784	Ť	G	2	67	5,153	Ť	0	2 2 2	73	5,218	Ť	0	2	73						
- 4				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	11	0	2	73						
				115	9,791	1	0		106	10,547	2	0	2	115	10.681	2	0	2	116		-		-	-	
				175	9.780	2	D	2	106	10,535	1	0	2	175	10,669	2	0		116						
				T2M	9,831	2	0	2	107	10,590	1	0	2.	115	10,724	2	0	2	117						
				135	9,521	2	0	2	103	10.256	2	0	2	111	10,385	2	0	1	113						
			1	TIM	9,807	2	0	2	107	10,565	2	0	1	115	10,695	2	0	1	116						
	1000	1.0		TAM	9,594	2	0	1	104	10,335	2	0	1	112	10,466	2	0	1	114						
io I	1420	P4	9219	TELA	9,601	2	0	1	107	10,558	2	0	2	115	10,692	2	0	2	116						
~	2 mar		2000	1595	10,193	1	0	1	111	10,981	3	0		119	11,120	3	0	1	121						
			H	135 15M	10.201	3 4	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121						
			+	1510	10,175	1	0	3	111	11,047	4	0	2	119	11,101	4	0	2	121						
			ŀ	BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,756	1	0	2	95						
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71						
		1			5,979	1	0	2	65	6.441	1	0	1000	70	6,523	i	0	3	71						

LITHONIA LIGHTING

Gne Lithonia Way • Conyers, Georgia 30012 • Phone: 600,279,8041 • © 2011-2018 Acuity Brands Lighting, Inc. All rights reserved.

Performance Date

Lumen Output

Lumon values are from photometric tests performed in accordance with IESNA 1M.79.09. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

b eward	GUNG																																			
an com	Caller Control	-facep Pathter	Taction) Victor	that.	1	<u>(</u> 10)	(6) (1 = 71	(ii)		<u>с.</u>	1	л.: 1. в	ic)			5.66	Suc e B. Oc				(دما	nikser. Herbord	Maria													
			a noal I	and the second second	1.000-00	110	0.00	10	160	1.00			1,167	111	III. tes	1 1	1015		1.11.11	I Loonal	HER	1 MARTIN	7	INF												
				TIS	10,831	2	0	2	122	11,658	1 2	D	1	131	11.816	12	1.0	2	133		1	1	1													
				125	10,820	22222222	0	12	122	11,656		D	2	131	11,803	2	D	1	133				1	1												
				1214	10,876	2	0	1	122	11,716	2	0	2	132	11,854	2	0	2		1.200	1.000	100														
				135	10.532	12	0	1 2	118	11,146	11	0	12	127	11,450	2	0	2	129	1	122															
				T3M	10,349	2	0	2	122	11,637	2	Ð	2	131	11,835	2	0	2	133		1	-	1.7													
40 701			Tam	10,611	2	0	3	119	15,434	2	9	3	128	11,578	2	0	3	130		1	1	-	1													
	P5	894	TETM	10,842	2	0	2	122	11,630	2	0	2	131	11,828	2	0	1 2	133	1	18-57																
		and and	T5VS	11,276	11	0	1	127	12,148	1	ø	1	136	12,302	3	4	1	138	1		-	-														
			1	155	11,286	1	0	1	127	12.158	3	0	1.1	137	12,312	1	¢	1	131		1	1														
				1554	11,257	4	Q	2 3	126	12.127	4	010	2	136	12,230	1.4	0	2	135				1	1.0												
		TSW	11,344	4	0	3	127	12,221	4	0	. 3	137	12,375	4	0	1.3	139		1.000		1.1	-														
		SILC	6,890	1	Ø	2	100	9,576	1	0	2	108	9,698	11	0		109					1														
				LCCO	6,615		Û	3	74	7,126	1	Q	3	BĮ	1,216	1	0.0	2	109	1		1	1	1												
1000	transfer and			ACCO	6.615	1	0	1	74	7,126	1	0	3	80	7,216	11		3	81		-	-	1000	-												
			100 million (100	TIS	14,805	3	0	3	110	15,949	1	0	3	119	16.151	1		3	121	6,206	2	D	1	6												
			125	14,789	3	0	. 3	110	15,932	3	0	3	119	16,134	3		3	120	6,322	2	0	1	1													
				1214	14,865	3	0	3	111	16,014	11	0	1	120	16,217	3	0	1	121	6,201	2	0	2													
				TIS	14,396	3	0	3	107	15,509	1	0	3	116	15,705	11	0	11	117	6,247	1	0	1	1												
							TJM	14,629	2	0	3	111	15.975	1	0	3	119	16,177	11	0	3	121	6,108	2	0	i	6									
		A 10 - 201	T4M	14,507	2	ő	3	108	15,628	3	0	1	117	15,826	1		13	118	6,275	1	6	1	10													
10	1050	P6	0 P6 134	P6 134W	P6	P6	P6 134W	P6 134W	1341	13477	13477	13692	13692	13472	134W	TETM	14,820	2	0	3	111	15,965	3	0	1	119	16,167	3		3	121	6,203	1	Ö	2	6
10	1050									1575	15,413	4	0	1	115	16,604	4	0	1	124	16,515	4	0	1	125	6.671		0	0	1						
				155	15.426	3	0	1	115	16,518	4	0	1	124	16,528	4	0	1	126	6.569	2	0	0	1												
				TSM	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4		12	125	6,491	1	0	1	17												
			1	T5W	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	176	6,504	1	0	2	1												
				310	17,151	3	0	2	91	13,090	1	0	2	98	13,255	11		2	99		-	-	-	+ '												
				1000	9,041	1	0	3	67	9,740	11	ō	3	73	9,863	Î	0	3	74					-												
			1 1	RCCO	9,041	1	0	1	67	9,740	11	0		73	9.863	i	O	3	74	-				100												
				115	17,023	3	0	1	103	18.338	3.		3000	110	18,570	1		1	112	-			- · · ·	-												
				125	17,005	3			102	18,319	11	0	1	110	18,551	1	0		112		-	-		-												
				T2M	17,092	3	0	3	103	18,413	3	Q		111	18,646	1	Ď.	1	112		-	-		-												
				135	16,553	3	D	1	100	17,832	1	0	1	107	18,054	i	D	i	109					-												
				TBM	17,051			- 3		18,369				111	18,601	3	0	1	112			1000		-												
			1.0.0.0	74M	16,681	3	00	3	103	17,969	3	0	1	108	18,197	1	0	1	110			-	-	-												
1.	1944		100	TFIM	17,040	3		1	103	18,357	3		4	111	18,590	3	0	4	112		-			-												
40	1300	P7	166W	TSVS	17,723	3	0	1	107	19,092	4	0	1	115	19,334		0	1	116			-	-	-												
			1	155	17,737	1			107	19,100	4	0	2	115	19,349	4	0	2	117					-												
				TSM	17,692	4	6	2	107	19,059		0	2	115	19,301		0	2	116			-	-													
				TSW	17,829	5	0		107	19,207	4 5	0	i	116	19,450	4	0	3	117					-												
1			i i	BLC	13,971	1	e	3	84	15,051	2	0	ź	91	15,241	2	0	2	97	-			-													
				LCCO	10,396	1	0	3	G	11.199	1	0		67	11,341	1	0	3	68	1			-													
					10,395	1	0	-	63	11,199	1	0	3	67	11,341	1	0	3	68		-		-													



Lumen Output

Luman values are from photometric tests performed in accordance with IESNA LM 79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

artana (1999) (1999) (1994) (1994) (1996) (1997)											1						.96		1			WR							
o vana	Regime	(de la super)			404.148	140		1.5	ine?	Turen			$\frac{1}{1}$	1 E.	1 Lines	ť			1.000	an (an 1	<u>el ce</u> lifio	internation of	는 전 전	-					
				T15	6,727	2	0		127	7.247	3	U U	3	117	7,139	11		3	138	SPECIFIC NUMBER		1		12					
	1.			125	6,689	3	0	1	126	7,205	1	U	3	136	7,297	1	0	3	138	1		1	1	T					
-				1215	6,809				128	7,336	3	0		138	7,425	3	0	3	140			(T					
				135	6,585	1	0	3	124	7.094	3	0		134	7,183	3	D	1	136			0.000		t					
				131	6,805	1	Q	3	123	7,331	3	0		130	7,474	3	Û]	140					17					
	1.000			T49	6,677	1	0	3	126	7,193	1 1	0		136	7,284		0	3	137		(11) (1)			T					
10	530	P10	51W	IFIM	6,850	1	0	3	129	7,379	3	0		139	1,472	3	0	3	141										
100	2.645			1575	6,895	3	0	0	130	7,431	3	0	C	140	7,525	i	1 2	0	142					E					
				155	6,840	2	0	1	129	7,168	7	0	11	139	7,461	2	0	11	141					Ł					
				TSM	6,835		0	1	129	7,366		9	2	139	7,450			2	141					L					
				75W	6,777	3	0	1	128	7,300	. 3	000	2	138	1,191	1		2	139	-	-								
				BLC	5.626	- 1	0	2	106	0,060	1		12	114	6,137	2	0	2	116		-			1					
				RCCO	4,018	321	0	2	76	4,326	1	0	2	\$2	4,383	1	0	2	83			-		L					
- 1			-	TIS	3,594		0	3	119	4,323	N 9	0	3	82	4.377	1	0	1	53		-	-	-	1					
				125	8,545	3	0	3	119	9,258	11	0	1	129	9,176	1		3	130	~ _	-	-		h					
				125	8,699	i	0	3	121	9,371	13	0		130	9,322 9,490	3	0	3	129			-		1					
				135	8,412	1	0	3	117	9.062	1	D	3	126	9,177			1	132		-			-					
				TIM	8.694	1	0	3	121	9,365	1	0	1	130	9.464	3	0	3	132	Sec. 1				-					
			TAM	8,530	3	0	3	113	9,189	3	D		128	9,305	3	0	1	129			-	-							
30 700 P11 72W	P11	150	TETM	8,750	3	0	3	122	9,427	3	0	3	131	9,516	1	0	1	133					-						
		72W	TSVS	8.512	í	0	D	122	9,493	13	10	0	132	9,613	1	0	0	134		-	-		-						
			155	8,738	11	0	1	121	9,413	13	0	1	131	9,512	3	0	11	132		-	-	-	-						
			TSM.	8,735	3	0	2	121	9,411	3	0		131	9,530	3	0	2	132			-		-						
- 1				T5W	B.657	4	0		120	9,326	4	0	2	130	9,444	4	0	2	132	-	-	-		-					
									BLC	7,187	1	0	2	100	7,742	11	0	3	105	7,840	1		3	109		-+	-		
							1000	5,133	1	0	2	71	5,529	1	0	2	77	5,599	Î		3	78			-		-		
	and the second second second			RCCO	5,126	3	0	3	71	5.522	1	0	3	77	5.592	3	0	3	78	-	-	-	-	-					
				115	12,149	3	0	3	117	13,688	3	0	3	126	13,251	1	C	3	127		-	-		1					
				125	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127			-	1	-					
				TZM	12,297	3	0	1	118	13,247	1	0	3	127	13.415	3	0	3	129					1					
- 1				135	11,891	4	0	1	114	12,810	4	0	4	123	12.972	4	C	4	125	-		-							
				IBM	12,290	3	0	1	115	13,239	4	0	4	127	13,407	4	0	4	129		-	-							
		1.00		T4M	12.058	4	0	4	116	12,990	4	0	4	125	13.154	4	0	4	126				-						
10	1050	P12	104W	TETM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130	-			-	Ξ					
				1545	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131										
				755	12.351	3	0	1	119	13,106	3	0	1	128	13,474	3	D	1	130				-						
				ISM	12,349	4	0	2	119	13,303	4	0	2	128	13,471	- 1	0	2	130										
				15W	12,235	4	0	1	118	13,183	4	0	3	127	13,350	4	0	3	128		- A-		_						
				BIC	10,159	3	0	3	95	10,914	3	0	3	305	11,083	3	0	3	107										
				1000	7,256		đ	3	70	7,816	11	0	3	75	7,915	1	0	1	76		-								
				RCCD	7,265	1	0	3	70	7,506	4	0	4	75	1,905	4	0	4	76	_	-								
			-	115	14,438	1	0	1	113	15,554	1	0	1	172	15,751	1	¢	3	123		_		- 1						
				T25 T2/4	14,355	4	0	4	112	15,465		0	4	121	15,660	4	0	4	122			-							
			-	T35	14,614	3	0	1	114	15,744	4	0	4	123	15,543	4	0	4	125	-			-						
		1		TIM	14,132	4	0	4	110	15.224	4	0	4	119	15,417	4	0	4	120		-	-							
			1	1455	14,646	4	0	4	and the second	15,735	4	0	4	123	15.934	4	0	4	124			-	-	1					
	25	123	1000	TFTM	14,701	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122		-	-	-	_					
0	1300	P13	128W	1515	14,804	4	0	1	116	15,836	4		4		16,037	4	0	4	125			-		į,					
			F	155	14,679	3	0	1	115	15,514	3	0	+	125	16,150	4	0	1	126		-	-	200	-					
				TSM	14,676	4	0	2	115	15,810	4	0	2	124	16,014	3		1	125			-		-					
			-	TSW	14,544	1	0	3	114	15,668	4	0	3	122	16,010	4	0	2	125		-+-		-	4					
				BIC	1919	1	0	1	62	8531	3	0	3	67	8639	4	0	3	124		-		24	-					
				1000	5145	1	0	2	40	5543	1	0	2	43	5613	1	0	3	67		-	-	-	_					
		-		5139	3	0	3	40	5536	1	0	1	43	5606	1	0	2	4	-		-		_						

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the ambedded high parlemance LED technology it is ideal for many commercial and municipal applications, such as parking lots, planas, campusos, and podectrian areas.

CONSTRUCTION

Single place die cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and futura light engine upgrades. The LED driver is inounited in direct contact with the casting to promote low operating temperature and long life. Housing is completely enabled against moisture and environmental contaminants (IP65). Low EPA (0.95 fc) for optimized pole wind loading

FINISH

Exterior parts are protected by a tinc-infused Super Durable TGIC thermoset powder coat finish, that prevides superiar resistance to correction and weathering. A tightly controlled multi-stage process ensures a infinition of an information in the tight that can withstand extreme climate changes without cracking or pealing. Available in both textured and some extended listing.

OPTICS

Precision-molded prophetary acrylic lanses are engineered for superior area lighting distribution, uniformity, and pole spacing. Utalis engines are available in 3000 K 4000 K to 5000 K //0 CR) configurations. The D-Series Sol 0 has zero uplight and qualities as a Nightime Friendy** product, meaning it is censistent with the LED* and Green Globes** criteria for eliminating wasteful uplight.

ELECTRICAL

Electronic chiefs configurations consist of high-efficacy LEDs mounted to metal-core areast boards to maximum ineat dissipation and premote long life (up to 685/100,000 hours at 25°C). Class 1 electronic crivers are designed to have a power factor >90%, THD <20%, and an expected life of

100,000 hours with <1% failure rate. Easily serviceable, 10KV turge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Instruction included mounting block and integral arm facilitate quick and easy installation. Stainfess steel bolts factor the mounting block securely to poles and wells, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating par ANSI C136.31. The D-Series Size 0 utilities the AER/STV series pole drilling pattern (template AB). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS

US tired for wet locations. Light engines are IP&6 rated, luminaire is IP&5 rated. Rated for -40°C minimum ambient. U.S. Parent No. 0572,492 S. International patent pending.

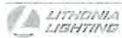
DesignLights Consertum® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified Product check the DLC Qualified Products List at to confirm which to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) a available for all products on this page utilizing 3000K color temperature only

WARRANTY

5-year limited warranty. Complete warranty terms located at:

Note: Actual performance may differ as a result of end-user environment and app) cation All values are design or typical values, measured under faboratory conditions at 25 °C. Specifications subject to change without notice.



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DSX0-LEO Rev 03/21/10 Page 7 of 7

Attachment 1 (UPDATED)

A LITHONIA LIGHTING

Catalog

Number Notes

Type

RSS 12 3B DM19 BDXB

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Check with factory for Canadian specifications. Bound Straight Sieel is a general purpose light pole for up to 30-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — Pole Shaft: The pole shaft is of 0.120" uniform wall thickness and is made of a weldablegrade, hot-solled, commercial-quality steel tubing with a minimum yild of 42,000 psi. Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly round in cross-section down length of shaft with no taper. Standard shaft diameters are 3", 4", 4.5" and 5". 6" diameter shaft available by quote; Shaft will hickness of .180" and .250" are available with certain tube diameters.

Pole Top: Options include terror top, drilled for side mount facture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable press-fit, black, low density polyethylene top tap.

Handhole: A reinforced handhole with grounding provision is provided at 12" from the base end of the pale assembly on side A. Every handhole includes a cover and cover attachment hardware, 2.5" x 5" rectangular handhole is provided on pole.

Base Cover: A two-piece ABS plastic full base cover is provided with each pole assembly. Additional base cover options are available upon factory request, Options include fabricated two-piece sheet steel or heavy duty two-piece cast aluminum full base cover. All base covers are finished to match pole.

Anchor Base/ Bolts: Anchor base is fabricated from hot-rolled carbon steel plate that conforms with ASTM A26. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" blend on one end. All anchor bolts are hot-dipped galvanized a minimum of 12" nominal on the threaded end. Anchor bolts are made of steel rod having a minimum yield strength of 55,000 psi and a yield strength of 75,000 psi to 95,000 psi.

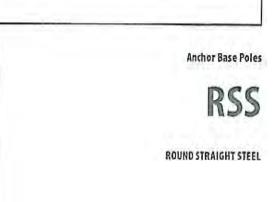
Hardware – All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon sleel or stainless steel.

Finish – Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors, Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Recand Steel, Blue colors, Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

WARRANTY — 1-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.



OUTGOOR

RSS Round Straight Steel Pole

RSS	12	3B	DM19		DDBXD
RSS Geries RSS	12 Nominal fixture mounting height 8-30° (for 1/2 fi increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) (See technical information table for complete ordering information.)	3 IB Nominal shaft base size/wall thickness ' 3B 3" (120") 4B 4" (120") 4-5B 41/2" (120") 5B 5" (120") (See technical information table for complete ordering information.)	DM19 Mounting * Tenon mounting PT Open top 120 2-3/8" 0.D. (2" NP5) T25 2-7/8" 0.D. (2-1/2" NP5) T30 3-1/2" 0.D. (3" NP5) 2 T35 4" 0.D. (3-1/2" NP5) 1 KAC/KAD/KSE/KSF/KVR/KVF Onll mounting * DM19 1 at 90° DM28 2 at 180° DM28/2 2 at 180° DM29 2 at 90° DM32 3 at 120"	Options Shipped installed L/AB Less anchor bolts (Include when anchor bolts are not needed) VO Vibration damper TP Tamper resist Ant handhole cover fasteners HAxy Horizontal arm bracket (I fasture) ^{5,4} FDLxy Festoon outlet less electrical ⁵ CPL12/xy 1/2" coupling ³ CPL34/xy 3/4" coupling ⁵ NPL12/xy 1/2" threaded nipple ³	Finish " <u>Standard colors</u> DDBXD Dark bronze DWHXD White DBLXD Black DMBXD Medium bronze DNAXD Maduan bronze DNAXD Natural atuminum GALV Galvanized finish <u>Classic colors</u> DSS Sandstone DGC Charcoal gray DTG Tennis green
			UM32 3 81 120 DM49 4 at 90° CSX/DSX/AERIS"//OMERO"//HLA/KAX Drill mounting? DM19AS 1 at 90° DM29AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM39AS 2 at 90° DM39AS 3 at 90° DM39AS 3 at 90° DM39AST	NPL34/xy 3/4" threaded nipple * NPL1/xy 1" threaded nipple * EHRxy Extra handhole */ MAEX Match existing * USPOM United States point of manufacture * IC Interior coating* UI UL listed with fabel (Includes NEC compliant cover) NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) Shipped separately (replacement kit available) (blank) (blank) TC Top cap (blank) HHC Handhole cover	DBR Bright red DSB Steel blue <u>Architectural colors (nowder</u> Enish ¹¹ Galvanized, Paint over Galvanized, Paint over Galvanized, PAI Colors, Custom Colors and Extended Warranty Finishes available.

NOTES:

- 1,
- 2.
- 11
- 4,
- TES: Wall thickness will be signified with a "C" [11 Gauge] at a "G" [2-Gauge] in nemerical and the "C" 0.1196" ["G" 0.1783] FT open top poles include top day. When undering term moving and drill mount-ing for the same pate, follow this example: DM2RVT20. The combination includes a required extra hardhole. Pater to the facture speet sheet for the conset drilling template pattern and oilenta-tion compatibility. Insert "1" or "2" to designize facture size: e.g. DM198/S12 Speedy location and orientation when undering spliten. Fer "2". Speedy the helgot above the base of pate in feed of the real and incluses separate feet and indexs with a "-". Example: Sh = 5 and 20th 3in = 20-1 Fer "y". Specify reientation from hardhole (A,B,C), Befer to the Handhole Ottestation dispare below. Example: 10" coupling at 5" "1" on terms transford with reducerver providing 12" rese. If decising two horizontal arm at the same helgot, specify with HAryy. Example: HA2000 5.
- ő.
- Incrass Combination of tench-top and drill (mount includes extra banchole, Maar add onginal order number of existing pole(s). Use when mill certifications are required. IProvides enhanced corresion revistance. 7.
- ß 9
- 10.
- Adottonal celois available; see www.khonia.com/ardicolors er Architectural Colors brochure (Form Na, 794.3). Available by formal quote only, consult factory for details 11.

A LITHONIA LIGHTING

POLE RSS

BUTDDOR: Die Lähnung Way. Constant. GA 30012. Phone: 770.022-8000. psychilteris and

17 1860 2010 Acrity Brands Lighting, for All rights rates of Pro. 05/29/18

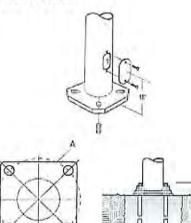
Attachment 1 (UPDATED)

RSS Round Straight Steel Pole

	the second		TECH	NICAL INFOR	MATION -I	EPA (ft?) with	1.3 gust				
Catalog number	Nominal shaftlength (ft)*	Pole shaft size (in x ft)	Wall thickness (in)	80 mph	Max weight	90 mph	Max weight	100 mph	Max weight	Boltsize (in. x in. x in.)	Approximat ship weight (Ibs.)
R\$\$84-5B	8	4.5 x 8.0	0.120	24.7	630	19.7	495	16,0	430	3/4 x 18 x 3	55
R55 10 3B	10	3.0 x 10.0	0.120	10.0	250	7.7	190	6.0	175	3/4 x 18 x 3	55
R55 10 48	10	4.0 x 10.0	0.120	19.1	480	15	375	12.2	305	3/4 x 15 x 3	70
ASS 10 4-5B	10	4.5 x 10.0	0.120	24.5	615	19,5	490	15,8	395	3/4 x 18 x 3	75
RSS 12 3B	12	3.0 x 12.0	0.120	7.7	195	5.8	145	4,4	130	3/4 x 18 x 3	60
R55 12 4B	12	4.0 x 12.0	0.120	15.0	390	11.8	300	9.5	240	3M x 18 x 3	80
R55 12 4-58	12	4.5 x 12.0	0.120	19.6	495	15,7	395	12.7	320	3.M x 18 x 3	85
R55 14 3B	14	3.0 x 14.0	0.120	6.0	175	4.4	130	3.3	90	3/4 x 18 x 3	70
R55 14 4B	14	4.0 x 14.0	0.120	12.2	305	9.4	250	7.6	195	3/4 x 18 x 3	90
RSS 14 4-58	14	4.5 x 14.0	0.120	16.2	405	12.8	320	10.3	260	3/4 x 18 x 3	95
R\$\$ 15 4-58	15	4.5 x 15.0	0.120	12.0	300	9.5	250	7.5	200	3/4 x 18 x 3	96
R55 16 38	16	3.0 x 16.0	0.120	4.6	125	3.2	100	2.3	60	3/4 x 16 x 3	80
R55 16 4B	16	4.0 x 16.0	0,720	9.6	250	7.4	185	5.9	150	3/4x18x3	100
RSS 164-5B	16	4.5 x 16.0	0.120	13.1	330	10.2	265	8.2	205	3/4x18x3	105
RSS 1838	18	3.6 x 18.0	0.120	3.4	90	2.3	60	1.4	70	3/4 x 18 x 3	90
RSS 1848	18	4,0 x 18.0	0,120	7.6	190	5.7	180	4,5	130	3/4 x 18 x 3	110
RSS 184-5B	18	4.5 x 18.0	0.120	10.5	265	8.2	210	6.5	165	3/4x 18x3	115
RSS 20 3B	20	3.0 x 20.0	0.120	2.4	100	1.4	75			3/4x18x3	100
RSS 20 4B	20	4.0x20.0	0.120	6.0	150	4.45	150	3.45	125	3/4 x 18 x 3	120
R55 20 4-5B	20	4.5 x 20.0	0.120	8.5	215	6.6	165	5.2	130	3/4 x 18 x 3	130
RSS 20 5B	20	5.0 x 20.0	0.120	11.75	300	9.1	230	7.25	180	3/4 x 18 x 3	145
R55 22 4-5B	22	4.5 x 22.0	0.120	ő.Ö	150	4.5	125	3.75	100	3/4 x 18 x 3	134
855 25 48	25	4.0 x 25.0	0.120	2.85	100	1.95	75	1.35	75	3/4x18x3	145
155 25 4-5B	25	4.5 x 25.0	0.120	4.8	110	3.6	90	2.7	90	3/4 x 18 x 3	145
355 25 58	25	5.0 x 25.0	0,120	7.25	180	5.5	150	4.25	150	3/4 x 18 x 3	180
355 30 4-58	30	4.5 x 30.0	0.120	2.3	80	1.5	75	1.0	50	3/4 x 18 x 3	185
R55 30 5B	30	5.0 x 30.0	0.120	42	150	3	125	2.25	100	3/4 x 18 x 3	210

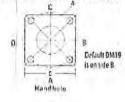
* EPA values are based ASCE 7-93 wind map. For 1/2 trincements, add -6 in the pole height. Ex: 20-6 equals 2011 6in

BASE DETAIL



POLE DATA					100 A
Shaft base size	Bolt circle	Bolt projection B	Base plate diameter	Template description	Anchor bolt description
3'	75" - 8.5"	3.50*-3.75*	10.50*	ABTEMPLATE PJSOD41	A818-0
41	7.5" - 8.5*	3.50*-3.75*	10.50"	ABTEMPLATE PJ50041	AB18-0
4.5*	7.5" - 8.5"	3.50"-3.75"	10.50"	ABTEMPLATE PJS0041	AB18-0
5"	7.5*+8.5*	3.50*-3.75*	10.50"	ABTEMPLATE PJS0041	A818-0

HANDHOLE ORIENTATION



IMPORTANT INSTALLATION HOTES:

· Do not erect poles without having finiters installed

- Factory supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage platement due to failure to use factory template.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent trikin demage.

· Lithonia Lighting is not responsible for the foundation design

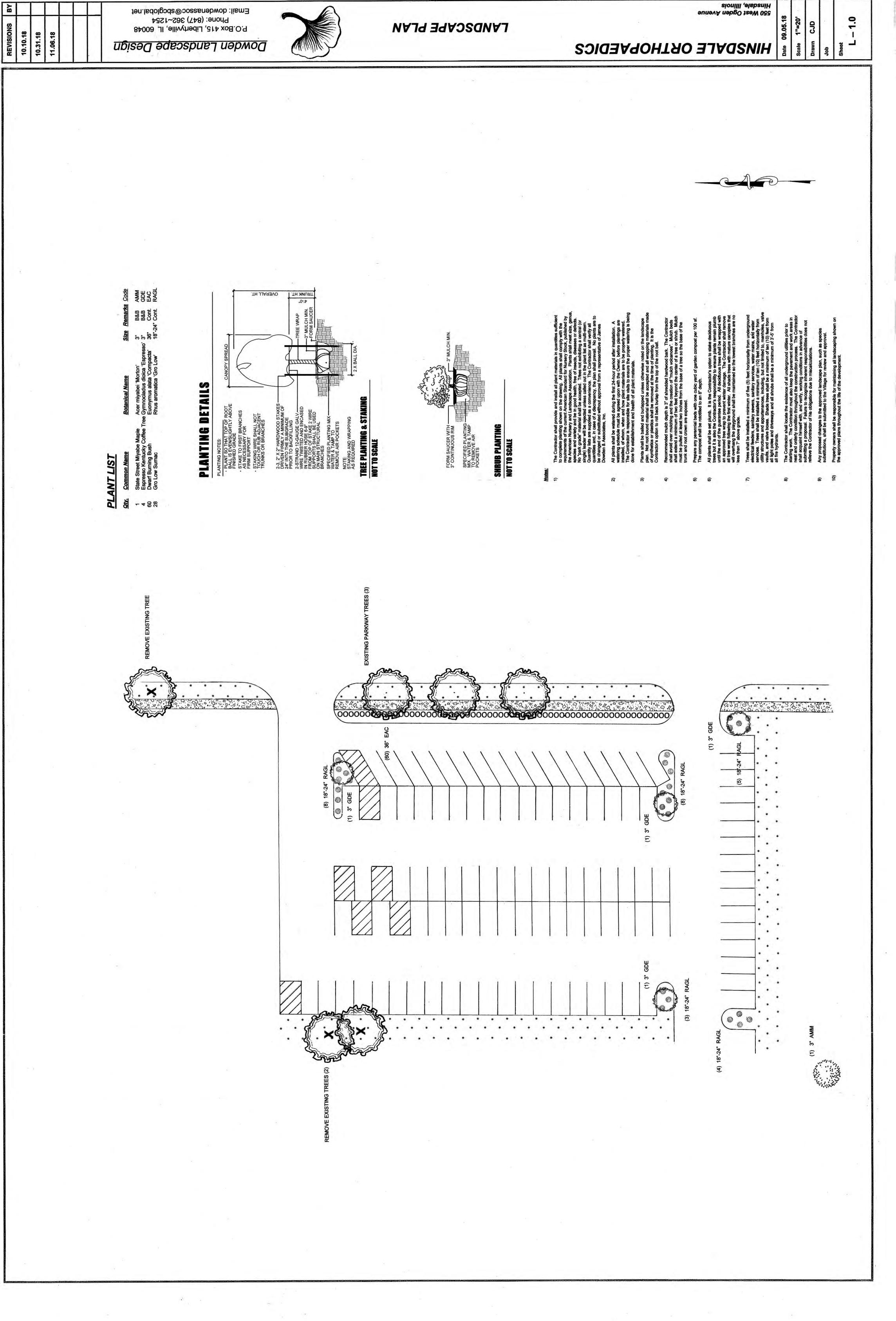
LITHONIA LIGHTING

DUTDOOR Dee Lifeson Way Convers 64 (0112) Freed 770-922-9000 www.lifeson.com

1998-2018 Acuty Branch Lightney Inc. Millinghter Corvert Rev. 05/25/18

Attachment 1 (UPDATED)

POLE-RSS



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT 19 East Chicago Avenue Hinsdale, Illinois 60521-3489 630.789.7030

Application for Certificate of Zoning Compliance

You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.

Applicant's name:	Andrew MacMillan
Owner's name (if different):	Hinsdale Orthopedics Association
Property address:	550 W. Ogden Ave.
Property legal description:	[attach to this form]
Present zoning classificatio	n: O-2, Limited Office District
Square footage of property:	81,210
Lot area per dwelling:	
Lot dimensions:	<u>481 x 271</u>
Current use of property:	Medical Offices
Proposed use:	Single-family detached dwelling ✓ Other: Medical offices
Approval sought:	 □ Building Permit □ Variation □ Special Use Permit □ Planned Development □ Site Plan □ Design Review □ Other:

Brief description of request and proposal:

Remove landscape barricade and covert to parking spots

Plans & Specifications:	[submit with	n this form]
	Provided:	Required by Code:
Yards:		
front: interior side(s)	<u>N/A</u>	<u>N/A</u>

Required by Code:

corner side	N/A	N/A	
rear	N/A	N/A	
Setbacks (businesses and	offices):		
front:	N/A	N/A	
interior side(s)	/	/	
corner side	<u>N/A</u>	N/A	
rear	N/A	N/A	
others:	N/A	N/A	
Ogden Ave. Center:	<u>N/A</u>	N/A	
York Rd. Center:	N/A	N/A	
Forest Preserve:	N/A	N/A	
Building heights:			
principal building(s):	N/A	N/A	
accessory building(s):	N/A	N/A	
Maximum Elevations:			
principal building(s):	N/A	N/A	
accessory building(s):	N/A	N/A	
Dwelling unit size(s):	N/A	N/A	
Total building coverage:	N/A	<u>N/A</u>	
Total lot coverage:	no change	no change	
Floor area ratio:	N/A	<u>N/A</u>	
Accessory building(s):	N/A	······	
Spacing between buildings	s:[depict on attacl	ned plans]	
principal building(s):	N/A		
accessory building(s):	N/A		
Number of off-street parkin Number of loading spaces		ed:	

Statement of applicant:

• ÷ *

Provided:

rit.

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I swear/affirm that the information provided in this form is true and complete. 1 understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.

Applicant's signature By:

Andrew Mac Millan Applicant's printed name

_____, 20<u>18</u>_ Dated: 8/28



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Andrew MacMillan

Address: 7510 S. Madison St.

City/Zip: Willowbrook 60527

Phone/Fax: (630) 888 / 5404

E-Mail: _amacmillan@morganharbour.com

Owner

Name: Hinsdale Orthopedics Associates

Address: ______ 550 W. Ogden Ave.

City/Zip: Hinsdale 60521

Phone/Fax: (630) 323 / 6116

E-Mail: _____dave.kanzler@hoasc.com

Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)

Name:	Mimi K. Moon	
Title: _/	Attorney	

Address: 1 S. Wacker Dr. Suite 2500

City/Zip: <u>Chicago, 60606</u>

Phone/Fax: (<u>312</u>) <u>578</u> / <u>7425</u>

E-Mail: Mmoon@pretzel-stouffer.com

Name:		
Title:		-
Address:	•	-
City/Zip:		-
Phone/Fax: ()	/	
E-Mail:		_

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)

II. SITE INFORMATION

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Address of subject property:								
Property identification number (P.I.N. or tax number): _09020070000								
Brief description of proposed project:								
General description or characteristics of the site: <u>Exi</u>	sting, in use, asphalt parking lot. There is an island of grass and trees.							
The island is appox. 36' x24'. The walls of the island are concrete, with an a	average of 18" in height.							
Existing zoning and land use: Medical Office								
Surrounding zoning and existing land uses:								
North:	South:							
East:Parking Lot	West: Home							
Proposed zoning and land use: Parking lot								
Please mark the approval(s) you are seeking and	attach all applicable applications and							
standards for each approval requested:								

Site Plan Approval 11-604	Map and Text Amendments 11-601E Amendment Requested:
Design Review Permit 11-605E	
Exterior Appearance 11-606E	Planned Development 11-603E
Special Use Permit 11-602E Special Use Requested:	 Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: ____550 W. Ogden Rd Hinsdale IL 60521

:7

The following table is based on the _____Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)			
Lot Depth		81,210	81,210
Lot Width		481'	481'
		217'	217'
Building Height		N/A	N/A
Number of Stories		N/A	N/A
Front Yard Setback		N/A	N/A
Corner Side Yard Setback		N/A	N/A
Interior Side Yard Setback		N/A	N/A
Rear Yard Setback		N/A	N/A
Maximum Floor Area Ratio (F.A.R.)*		N/A	N/A
Maximum Total Building			
Coverage*		N/A	N/A
Maximum Total Lot			
Coverage*		No Change	No Change
Parking Requirements		100 Parking stalls	Addition of five more parking stalls
Parking front yard setback		No Change	No Change
Parking corner side yard setback		No Change	No Change
Parking interior side yard setback		No Change	No Change
Parking rear yard setback		No Change	No Change
Loading Requirements		No Change	No Change
Accessory Structure			
Information		No Change	No Change

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance:

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
 - 1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 - 2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 - 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 - 4. Location, size, and arrangement of all outdoor signs and lighting.
 - 5. Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
 - 6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
 - 7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.
- F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the <u>_______</u>, day of <u>______</u>, <u>____</u>, 20<u>__18</u>, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Signature of applicant or authorized agent

Andrew MacMillan Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN to before me this _____day of

1

Notary Public



COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request: 550 W. Ogden Ave Hinsdale, IL 60521

REVIEW CRITERIA

Section 11-606 of the Hinsdale Zoning Code regulates Exterior appearance review. The exterior appearance review process is intended to protect, preserve, and enhance the character and architectural heritage and quality of the Village, to protect, preserve, and enhance property values, and to promote the health, safety, and welfare of the Village and its residents. Please note that Subsection Standards for building permits refers to Subsection 11-605E Standards and considerations for design permit review.

PLEASE NOTE If this is a non-residential property within 250 feet of a single-family residential district, additional notification requirements are necessary. Please contact the Village Planner for a description of the additional requirements.

<u>FEES for Exterior Appearance/Site Plan Review:</u> Standard Application: \$600.00 Within 250 feet of a Single-Family Residential District: \$800

Below are the criteria that will be used by the Plan Commission, Zoning and Public Safety Committee and Board of Trustees in reviewing Exterior Appearance Review requests. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

- Open spaces. The quality of the open space between buildings and in setback spaces between street and facades. Agreed -- To remain the same
- 2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.

Agreed -- to remain the same.

3. *General design*. The quality of the design in general and its relationship to the overall character of neighborhood.

Agreed -- Will improve the visibility of all parties.

4. *General site development*. The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

Agreed -- All removed landscape to be replaced, with similar and or matching by end of project.

5. *Height*. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

N/A

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6. *Proportion of front façade*. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

N/A

- Proportion of openings. The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.
 N/A
- 8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

N/A

- 9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related. Agreed
- 10. *Rhythm of entrance porch and other projections*. The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.

N/A

11. *Relationship of materials and texture*. The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

N/A

12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

N/A

13. Walls of continuity. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

Agreed

- 14. Scale of building. The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related. N/A
- 15. *Directional expression of front elevation*. The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

Agreed -- Existing

16. Special consideration for existing buildings. For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

Clean view of up kept well maintained entrance to building main lobby.

REVIEW CRITERIA – Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining is the application <u>does not</u> meet the requirements for Site Plan Approval. Briefly describe how this application <u>will not</u> do the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

Section 11-604 of the Hinsdale Zoning Code regulates Site Plan Review. The site plan review process recognizes that even those uses and developments that have been determined to be generally suitable for location in a particular district are capable of adversely affecting the purposes for which this code was enacted unless careful consideration is given to critical design elements.

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.

Zoning is not changing

- The proposed site plan interferes with easements and rights-of-way.
 Once completed the site will be cleared of an existing obstacle, that blocks the view of the buildings main entrance.
- The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.
 All removed landscaping, is to be replaced by end of project.
- 4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.

An unpleasant obstacle is being removed.

5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.

By end of project, the view will be clear of a hazardous object.

- 6. The screening of the site does not provide adequate shielding from or for nearby uses. N/A
- 7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.

All removed landscaping, is to be replaced by end of project.

8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.

Current maintenance provision is in use and will continue to be.

9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

There is no change in the grading of the site.

10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.

Size of change is minimal as to burdens towards the Village.

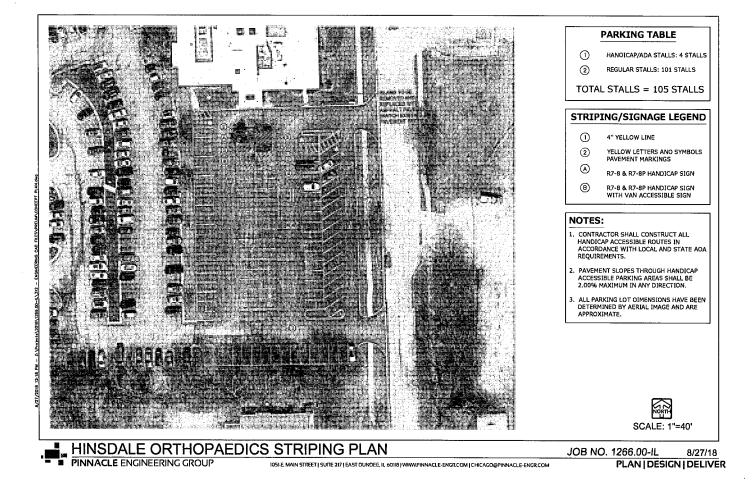
11. The proposed site plan does not provide for required public uses designated on the Official Map.

Existing site with code in effect.

12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

It will help for visibility.

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VILLAGE OF HINSDALE

NOTICE OF PLAN COMMISSION PUBLIC MEETING

PUBLIC NOTICE IS HEREBY GIVEN to all persons that the Village of Hinsdale Plan commission shall conduct a public meeting on October 10, 2018, at 7:30 p.m. in the Memorial **Building, 19 East Chicago Avenue, Hinsdale, IL** for the purpose of considering a request to install additional lighting, (note here in parenthesis which are retroactive) re-stripe and re-surface the parking lot, removal of a landscape island in the parking lot and installation of additional trees and landscaping adjacent to the parking lot.

The petitioner is Mr. Dave Kanzler of Hinsdale Orthopaedic Associates, S.C. Copies of documents relating to the proposed request are on file and available for public inspection during regular Village business hours in the Memorial Building, 19 East Chicago Avenue, Hinsdale, IL.

The common address is 550 W. Ogden Avenue, Hinsdale IL 60521 and legally described as follows:

LOT 2 IN HINSDALE PARTNERSHIP ASSESSMENT PLAT OF PART OF BLOCK 2 IN D. S. ESTABROOK'S ADDITION TO HINSDALE IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING THE PLAT OF HINSDALE PARTNERSHIP ASSESSMENT PLAT RECORDED NOVEMBER 24, 1980 AS DOCUMENT R80-73055, IN DU PAGE COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 550 W. Ogden Ave., Hinsdale, IL 60521-3186. The Real Property tax identification number is 09-02-212-007-0000.

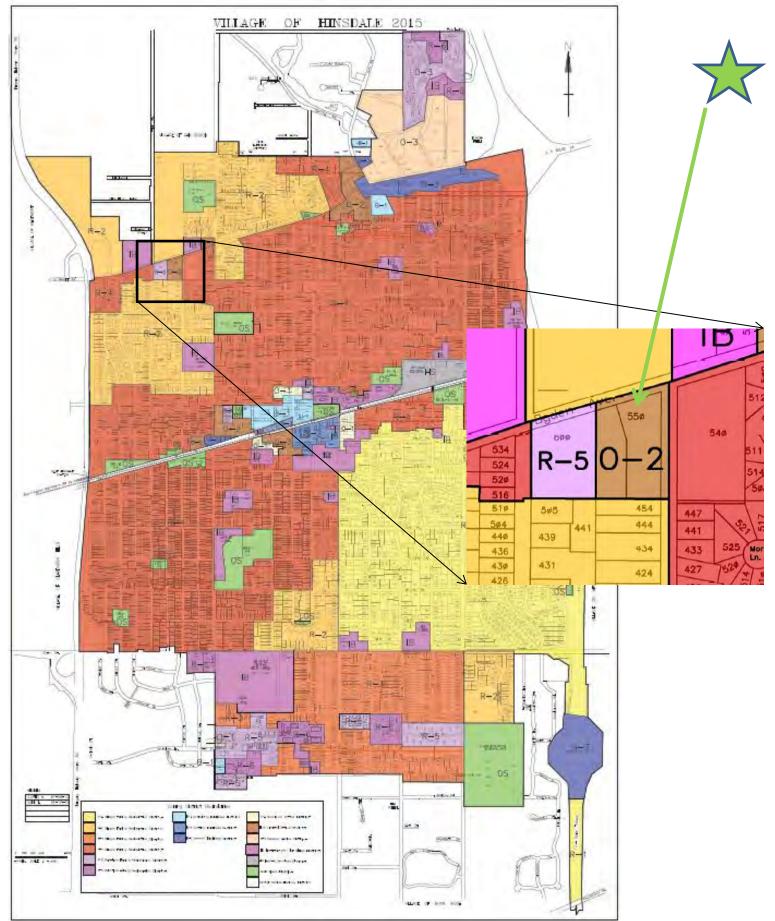
At said public meeting, the Plan Commission shall accept all testimony and evidence pertaining to said application and shall consider any and all possible zoning actions, including the granting of any necessary special permits, variations, other special approvals or amendments to the Zoning Code that may be necessary or convenient to permit development of the proposed type for the described property. All interested persons are invited to attend and be heard.

Dated: September 13, 2018

To be Published in the Hinsdalean on September 20, 2018.

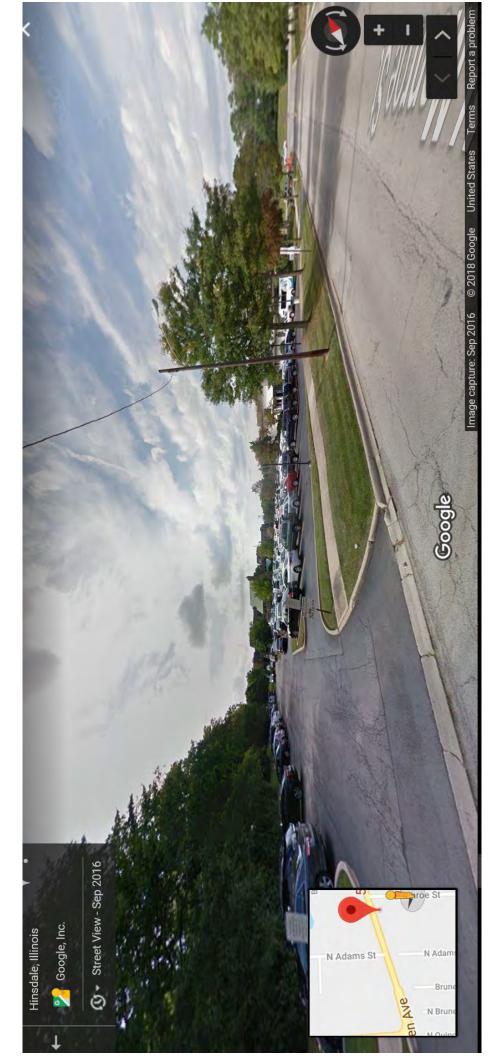
Attachment 2: Village of Hinsdale Zoning Map and Project Location





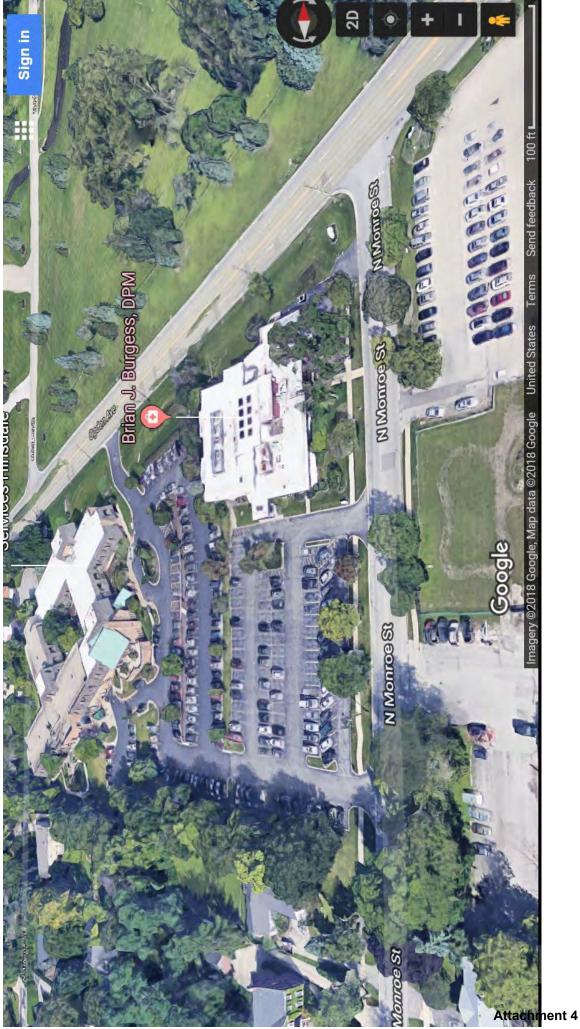
Attachment 3:

Street View of 550 W. Ogden Ave. (on Monroe St. facing north west)



Attachment 3





Parcel View of 550 W. Ogden Ave. Attachment 5:

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MEMORANDUM

DATE:	November 14, 2018
TO:	Chairman Cashman and Plan Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	Public Hearing for Text Amendment to change certain height, bulk, yard and coverage requirements for O-2 Zoning Lots adjoining 3 or more lots with single-family homes Request by the Village of Hinsdale - Case A-24-2018 Continued from July 11, 2018, PC Meeting

Summary

On March 14, 2018, the Plan Commission (PC) reviewed a Tentative Plat of Subdivision and Map Amendment request from Charles Marlas, of Kensington School, at 540 W. Ogden Avenue (Case A-44-2017). The application proposed to subdivide 1.74 acres of the northern half of the lot facing Ogden Avenue, and amend the zoning from R-4 single family residential to an O-2 limited office district.

Per the code, the bulk and height regulations of the O-2 district encourage development that is architecturally consistent with smaller sites and compatible with nearby residential uses. However, during the public hearing at the PC meeting and Board of Trustees meeting on April 17, 2018, neighborhood residents stated concerns over the long-term development implications of the subject property under the O-2 zoning classification, if Kensington School were to move.

On July 11, 2018, the PC raised concerns regarding the legal aspect of the request and "spot zoning". The Village Attorney has written a memorandum to address the legal aspect, and will attend the October 10, 2018, PC public hearing (Attachment 1). Staff has included a data analysis of all the O-2 parcels in the Village, per the request of the PC. It is concluded that the only parcel the request would affect is 540 W. Ogden Avenue (Attachment 2).

On October 10, 2018, the PC had a discussion and was largely opposed to the application because: it is very site specific to 540 Ogden Avenue, versus the general O-2 Limited Office Districts, unfairly restricts the 540 Ogden Avenue property, and there are concerns for the potential impact to the existing O-2 parcels in the Village.

Request and Analysis

In response to the concerns voiced by the local residents at the PC and Village Board meetings, the Village of Hinsdale is requesting a Text Amendment to Section 6-111(H), Exceptions and Explanatory Notes to the height, bulk, yard and coverage requirements for O-2 zoned lots (over 1 acre) adjoining three or more single family lots.



MEMORANDUM

The proposed text amendment would:

- Limit the maximum structure height from 40 feet to 25 feet (homes in the residential districts are allowed up to 30 feet or more).
- Require minimum lot coverage and setback requirements 30% increased than current.
 - ► Front yard setback from 25 feet to 32.5 feet
 - ► Side yard setback from 10 feet to 13 feet
 - ▶ Rear yard setback from 20 feet to 26 feet
- Limit the maximum floor area ratio (F.A.R) from .50 to .25 (the O-1 is limited to .40 and a comparable lot size in the R-4 district is allowed .20 plus 2,000 SF)

Process

Within forty five (45) days following the conclusion of the public hearing, the PC shall transmit to the Village Board its recommendation in the form specified by subsection 11-103(H). The failure of the PC to act within forty five (45) days following the conclusion of such hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the proposed amendment as submitted.

Attachments:

- Attachment 1 O-2 Zoning District Regulations Memorandum by Village Attorney
- Attachment 2 PC Requested O-2 Zoning Analysis Data
- Attachment 3 Text Amendment and Plan Commission Applications by the Village
- Attachment 4 Plan Commission March 14, 2018, Public Hearing Transcript Excerpt
- Attachment 5 Zoning Ordinance Section 6-111
- Attachment 6 O-2 Limited Office District Map
- Attachment 7 Transcript of PC Public Hearing on July 11, 2018



20 N. Wacker Drive, Ste 1660

Chicago, Illinois 60606-2903

15010 S. Ravinia Avenue, Ste 10

Orland Park, Illinois 60462-5353

T 312 984 6400 F 312 984 6444 T 708 349 3888 F 708 349 1506 LCMalina@ktjlaw.com

MEMORANDUM

TO:	Hinsdale Plan Commission
FROM:	Lance Malina, Village Attorney
DATE:	September 12, 2018
RE:	O2 Zoning District Regulations

The Plan Commission at its July meeting raised concerns about the proposed amendments to the O2 Zoning District regulations. Staff has asked that I address the legal aspects of those concerns. I have reviewed the transcript of the meeting and I see two legal issues that have been raised: (1) so-called "spot zoning" concerns; and (2) concerns regarding no direct notice being given to specific property owners.

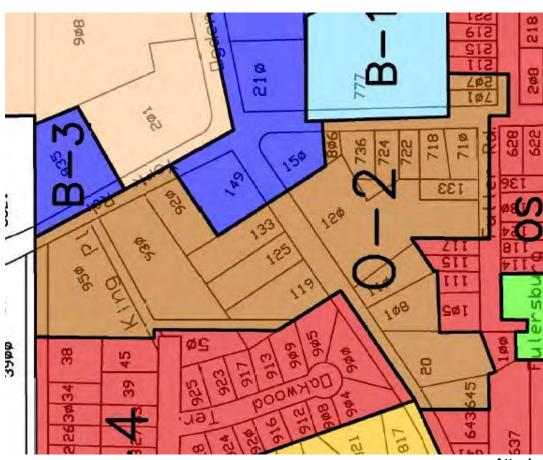
Regarding spot zoning, it is important to know that there really is no such thing as spot zoning, per se. What I mean by that is that a zoning district can contain only one lot in an area or a municipality and a text amendment can end up affecting only one lot and still be legal. What really matters is whether the result that is legislated is a rational approach to the overall plan for the Village. Having said that, the concern raised by the Plan Commission about whether the effect of the proposed regulations has been studied as applied to all properties is a good one. If the proposed protections are just as important to residential use abutting other commercial districts, then the regulations could be argued to be irrational and arbitrary, and challenged on that basis. The key, therefore, is whether or not the proposed new regulations make sense in the overall land-use plan of the Village and not how may properties they affect.

Regarding the notice question, the Municipal Code is quite clear that direct notice to property owners potentially affected by a text amendment is not required. Part of the reason for this is that it is often not possible to figure out which properties might be affected by a regulation (unlike a map amendment), and giving notice to some and not others would create a legal problem of its own. Having said this, there is appears to be less of a problem giving direct notice in this particular case because the set of all property owners in an O2 District affected by the proposed regulations is more easily determined. Also, notice could even be sent to all property owners in an O2 District to completely avoid the due process problem that I pointed out above. If you have any questions or concerns regarding this matter, please feel free to contact me.

KLEIN, THORPE & JENKINS, LTD.

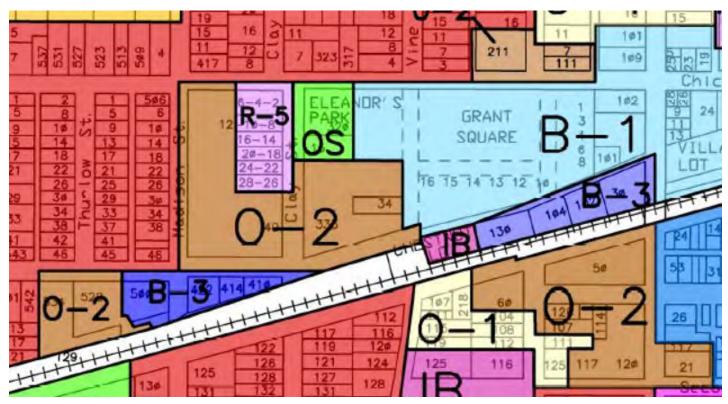
Jame C. Malina

Attachment 2 – Analysis Data (part 1 of 3)



O-2 Address	Over 1 Acre	Adjoins 3 or more single family lots	Affected by Text Amendment?
950 N. York Rd.	Yes (1.6 acres)	No	No
930 York Rd.	Yes (1.8 acres)	No	No
920 Yorkd Rd.	No	No	No
133 E. Ogden Ave.	No	No	No
123 E. Ogden Ave.	No	No	No
119 E. Ogden Ave.	No	No	No
207 Fuller Rd.	No	No	No
133 Fuller Rd.	No	No	No
701 N. York Rd.	No	No	No
710 N. York Rd.	No	No	No
718 N. York Rd.	No	No	No
736 York Rd.	No	No	No
806 N. York Rd.	No	No	No
150 E. Ogden Ave.	No	No	No
120 E. Ogden Ave.	Yes (2.5 acres)	No	No
110 Ogden Ave.	No	No	No
108 E. Ogden Ave.	No	Yes	No
20 E. Ogden Ave.	No (1 acre)	Yes	No
645 N. Washington	No	No	No

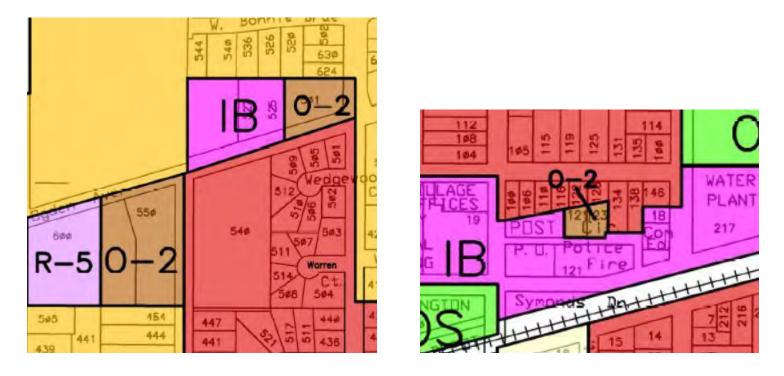
Attachment 2 – Analysis Data (part 2 of 3)



O-2 Address	Over 1 Acre	Adjoins 3 or more single family lots	Affected by Text Amendment?
7 N. Grant St.	No	No	No
111 Chicago Ave.	No	No	No
211 W. Chicago Ave.	No	No	No
40 S. Clay St.	Yes (3.3 Acres)	No	No
333 Chestnut St.	Yes (2.7 Acres)	No	No
34 Chestnut St.	No	No	No
534 Chestnut St.	No	Yes	No
522 Chestnut St.	No	No	No
60 S. Grant St.	No	No	No
107 S. Grant St.	No	No	No
50 S. Lincoln St.	No (.99 Acres)	No	No
126 W. 1st St.	No	No	No
118 W. 1st St.	No	No	No
114 W. 1st St.	No	No	No
120 S. Lincoln St.	Yes (1.1 Acres)	No	No
21 W. 2nd St.	No	No	No

Attachment 2

Attachment 2– Analysis Data (part 3 of 3)



O-2 Address	Over 1 Acre	Adjoins 3 or more single family lots	Affected by Text Amendment?
501 W. Ogden Ave.	No	No	No
550 N. Ogden Ave.	Yes (1.8 Acres)	No	No
600 W. Ogden Ave.	Yes (1.3 Acres)	No	No
540 W. Ogden Ave.	Yes (1.74 Acres)	Yes (per map amendment)	Yes
121 Post Cir.	No	No	No
123 Post Cir.	No	Yes	No



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant	Owner
Name:	Name:
Address:	Address:
City/Zip:	City/Zip:
Phone/Fax: ()/	Phone/Fax: ()/
E-Mail:	E-Mail:

Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)

Name:	Name:
Title:	Title:
Address:	Address:
City/Zip:	City/Zip:
Phone/Fax: ()/	Phone/Fax: ()/
E-Mail:	E-Mail:

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)

II. SITE INFORMATION

Address of subject property:			
Property identification number (P.I.N. or tax number):			
Brief description of proposed project:			
General description or characteristics of the site:			
Existing zoning and land use:			
Surrounding zoning and existing land uses:			
North:	South:		
East:	West:		
Proposed zoning and land use:			

Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:

Map and Text Amendments 11-601E Amendment Requested:
Planned Development 11-603E
Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: _____

The following table is based on the _____ Zoning District.

	Minimum Code	Proposed/Existing
	Requirements	Development
Minimum Lot Area (s.f.)		
Minimum Lot Depth		1
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio		
(F.A.R.)*		
Maximum Total Building		
Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback		
Parking corner side yard		
setback		
Parking interior side yard		
setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure	$ $ \vee	\downarrow
Information		

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance:



COMMUNITY DEVELOPMENT DEPARTMENT ZONING CODE TEXT AND MAP AMENDMENT APPLICATION

Must be accompanied by completed Plan Commission Application

Is this a: Map Amendment Text Amendment

Address of the subject property

Description of the proposed request:

REVIEW CRITERIA

Section 11-601 of the Hinsdale Zoning Code regulates Amendments. The amendment process established is intended to provide a means for making changes in the text of the Zoning Code and in the zoning map that have more or less general significance or application. It is not intended to relieve particular hardships nor to confer special privileges or rights. Rather, it is intended as a tool to adjust the provisions of the Zoning Code and the zoning map in light of changing, newly discovered, or newly important conditions, situations, or knowledge. The wisdom of amending the text of the Zoning Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, the below criteria.

Below are the 14 standards for amendments that will be the criteria used by the Plan Commission and Board of Trustees in determining the merits of this application. Please respond to each standard as it relates to the application. Please use an additional sheet of paper to respond to questions if needed. If the standard is not applicable, please mark N/A.

- 1. The consistency of the proposed amendment with the purpose of this Code.
- 2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
- 3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.

- 4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
- 5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
- 6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
- 7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
- 8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
- 9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.
- 10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
- 11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification.

- 12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.
- 13. The community need for the proposed amendment and for the uses and development it would allow.
- 14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

STATE OF ILLINOIS)

) SS: COUNTY OF DU PAGE)

> BEFORE THE VILLAGE OF HINSDALE PLAN COMMISSION

In the Matter of:

Case A-44-2017 - 540 W. Ogden Avenue -Kensington School - Map Amendment and concurrent tentative Plat of Subdivision to subdivide and rezone approximately 1.74 acres to an 0-2 Limited Office District and subdivide approximately 2.26 acres into 8 R-4 Single Family District lots.

CONTINUED REPORT OF PROCEEDINGS had and testimony taken at the public hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 14th day of March, 2018, at the hour of 7:45 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
MS. DEB BRASELTON, Member;
MS. JULIE CRNOVICH, Member;
MS. ANNA FIASCONE, Member;
MR. GERALD JABLONSKI, Member;
MR. JIM KRILLENBERGER, Member;
MR. MARK WILLOBEE, Member.

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	158		160
1	have a stoplight, then anybody who wanted to go	1	doesn't give me a lot of comfort. I don't want
2	out onto Ogden can go out onto Ogden and you	2	the amount of traffic those roadways are
3	wouldn't have people going around the	3	designed to carry. Thanks very much.
4	neighborhood to go in there off Monroe.	4	CHAIRMAN CASHMAN: Thank you.
5	Also, while I'm not an expert	5	MS. BRASELTON: Thank you.
6	forecasting, I'm going to guess that most of the	6	MS. SCODRO: Good evening. Laura
7	traffic that's going to come in there are going	7	Scodro. I'm on North Street between Madison and
8	to be people who have driven by it on Ogden, see	8	Monroe Street.
9	it and say, I'm going by there anyway, I'm going	9	And just the talk with Christ
8:43:16PM 10	to drop my child off in the morning and I think	08:45:26PM 10	Church, that's not finalized yet. That talk
11	there's probably going to be significantly more	11	with Christ Church, that's just in the talking
12	activity coming from west of the facility on	12	phase, nothing is finalized. So there is no
13	Ogden. Again, I'm not an expert but just	13	shuttle right now, okay.
14	looking at that.	14	CHAIRMAN CASHMAN: Right.
15	Another principal concern I have is	15	MS. SCODRO: Everybody keeps forgetting
16	we are talking about we have to have the garbage	16	this is a neighborhood two blocks from Monroe
17	right in case this goes to another facility.	17	school. All the children that are walking to
18	Well, what happens if this doesn't work and it's	18	school at that time is during your peak hour of
19	now O-2. We talked about a special use permit.	19	drop off and pickup. So we are increasing
8:43:44PM 20	My guess is that's a lot easier to change,	08:45:44PM 20	people coming down Monroe, North and Madison at
21	especially if we have a facility sitting there	21	the time that school children are walking to
22	empty like Amling's did.	22	school and standing at bus stops and I think you
	159		161
1	159 What are the restrictions? We are	1	161 all need to really pay attention. I'm concerned
1 2		1 2	
	What are the restrictions? We are		all need to really pay attention. I'm concerned
2	What are the restrictions? We are looking at this school. People. Traffic. Not	2	all need to really pay attention. I'm concerned about the parking also but I'm concerned about
2 3	What are the restrictions? We are looking at this school. People. Traffic. Not much in the day, nothing on the weekends. But	2 3	all need to really pay attention. I'm concerned about the parking also but I'm concerned about the increased traffic when we are a
2 3 <mark>4</mark>	What are the restrictions? We are looking at this school. People. Traffic. Not much in the day, nothing on the weekends. But what could it become? And what's the	2 3 4	all need to really pay attention. I'm concerned about the parking also but I'm concerned about the increased traffic when we are a neighborhood.
2 3 4 5	What are the restrictions? We are looking at this school. People. Traffic. Not much in the day, nothing on the weekends. But what could it become? And what's the opportunity if it ever is sold to something else	2 3 4 5	all need to really pay attention. I'm concerned about the parking also but I'm concerned about the increased traffic when we are a neighborhood. When we bought 25 years ago, we
2 3 4 5 6	What are the restrictions? We are looking at this school. People. Traffic. Not much in the day, nothing on the weekends. But what could it become? And what's the opportunity if it ever is sold to something else in the future to even look back again? We	2 3 4 5 6	all need to really pay attention. I'm concerned about the parking also but I'm concerned about the increased traffic when we are a neighborhood. When we bought 25 years ago, we went to the village to make sure what would
2 3 4 5 6 7	What are the restrictions? We are looking at this school. People. Traffic. Not much in the day, nothing on the weekends. But what could it become? And what's the opportunity if it ever is sold to something else in the future to even look back again? We haven't even talked about that. And so as	2 3 4 5 6 7	all need to really pay attention. I'm concerned about the parking also but I'm concerned about the increased traffic when we are a neighborhood. When we bought 25 years ago, we went to the village to make sure what would happen if the Amling's ever sold or went away
2 3 4 5 6 7 8	What are the restrictions? We are looking at this school. People. Traffic. Not much in the day, nothing on the weekends. But what could it become? And what's the opportunity if it ever is sold to something else in the future to even look back again? We haven't even talked about that. And so as neighbors, we haven't even thought about I	2 3 4 5 6 7 8	all need to really pay attention. I'm concerned about the parking also but I'm concerned about the increased traffic when we are a neighborhood. When we bought 25 years ago, we went to the village to make sure what would happen if the Amling's ever sold or went away and we were told it would go to residential
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2 3 4 5 6 7 8 9 8 4 10 11 12 13 14	What are the restrictions? We are looking at this school. People. Traffic. Not much in the day, nothing on the weekends. But what could it become? And what's the opportunity if it ever is sold to something else in the future to even look back again? We haven't even talked about that. And so as neighbors, we haven't even thought about I have no idea what those controls are. But that would be a real issue for us. So that would be it. I'm optimistic on the parking even though I'm concerned about people just feeling it's a whole lot easier to come up to our street. They have	2 3 4 5 6 7 8 9 08:46:14PM 10 11 12 13 14	all need to really pay attention. I'm concerned about the parking also but I'm concerned about the increased traffic when we are a neighborhood. When we bought 25 years ago, we went to the village to make sure what would happen if the Amling's ever sold or went away and we were told it would go to residential housing. So I would like you all to make it residential housing. That's what we bought. That's what our property value is based on. Belluomini's sold and they went to residential housing so I don't see why it won't work in our neighborhood too. So if you all could keep that
2 3 4 5 6 7 8 9 	What are the restrictions? We are looking at this school. People. Traffic. Not much in the day, nothing on the weekends. But what could it become? And what's the opportunity if it ever is sold to something else in the future to even look back again? We haven't even talked about that. And so as neighbors, we haven't even thought about I have no idea what those controls are. But that would be a real issue for us. So that would be it. I'm optimistic on the parking even though I'm concerned about people just feeling it's a whole lot easier to come up to our street. They have done it in the past before that parking lot	2 3 4 5 6 7 8 9 08:48:14PM 10 11 12 13 14 15	all need to really pay attention. I'm concerned about the parking also but I'm concerned about the increased traffic when we are a neighborhood. When we bought 25 years ago, we went to the village to make sure what would happen if the Amling's ever sold or went away and we were told it would go to residential housing. So I would like you all to make it residential housing. That's what we bought. That's what our property value is based on. Belluomini's sold and they went to residential housing so I don't see why it won't work in our neighborhood too. So if you all could keep that in consideration and maybe honor what the zoning
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	What are the restrictions? We are looking at this school. People. Traffic. Not much in the day, nothing on the weekends. But what could it become? And what's the opportunity if it ever is sold to something else in the future to even look back again? We haven't even talked about that. And so as neighbors, we haven't even thought about I have no idea what those controls are. But that would be a real issue for us. So that would be it. I'm optimistic on the parking even though I'm concerned about people just feeling it's a whole lot easier to come up to our street. They have done it in the past before that parking lot opened down there, so it's not too far. They absolutely will. But with everybody's commitment and the village's cooperation, hopefully we can run that.	2 3 4 5 6 7 8 9 08:46:14PM 10 11 12 13 14 15 16 17	all need to really pay attention. I'm concerned about the parking also but I'm concerned about the increased traffic when we are a neighborhood. When we bought 25 years ago, we went to the village to make sure what would happen if the Amling's ever sold or went away and we were told it would go to residential housing. So I would like you all to make it residential housing. That's what we bought. That's what our property value is based on. Belluomini's sold and they went to residential housing so I don't see why it won't work in our neighborhood too. So if you all could keep that in consideration and maybe honor what the zoning was put in when everybody bought in that neighborhood, I'd really appreciate it.
2 3 4 5 6 7 8 9 9 10 11 12 13 14 15 16 17 18 19	What are the restrictions? We are looking at this school. People. Traffic. Not much in the day, nothing on the weekends. But what could it become? And what's the opportunity if it ever is sold to something else in the future to even look back again? We haven't even talked about that. And so as neighbors, we haven't even thought about I have no idea what those controls are. But that would be a real issue for us. So that would be it. I'm optimistic on the parking even though I'm concerned about people just feeling it's a whole lot easier to come up to our street. They have done it in the past before that parking lot opened down there, so it's not too far. They absolutely will. But with everybody's commitment and the village's cooperation, hopefully we can run that.	2 3 4 5 6 7 8 9 08:46:14PM 10 11 12 13 14 15 16 17 18	all need to really pay attention. I'm concerned about the parking also but I'm concerned about the increased traffic when we are a neighborhood. When we bought 25 years ago, we went to the village to make sure what would happen if the Amling's ever sold or went away and we were told it would go to residential housing. So I would like you all to make it residential housing. That's what we bought. That's what our property value is based on. Belluomini's sold and they went to residential housing so I don't see why it won't work in our neighborhood too. So if you all could keep that in consideration and maybe honor what the zoning was put in when everybody bought in that neighborhood, I'd really appreciate it. MR. SADLOWSKI: My name is Don Sadlowski, S-a-d-I-o-w-s-k-i, and I live at 532 West North Street. Thank you very much for the
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	What are the restrictions? We are looking at this school. People. Traffic. Not much in the day, nothing on the weekends. But what could it become? And what's the opportunity if it ever is sold to something else in the future to even look back again? We haven't even talked about that. And so as neighbors, we haven't even thought about I have no idea what those controls are. But that would be a real issue for us. So that would be it. I'm optimistic on the parking even though I'm concerned about people just feeling it's a whole lot easier to come up to our street. They have done it in the past before that parking lot opened down there, so it's not too far. They absolutely will. But with everybody's commitment and the village's cooperation, hopefully we can run that.	2 3 4 5 6 7 8 9 0846:14PM 10 11 12 13 14 15 16 17 18 19	all need to really pay attention. I'm concerned about the parking also but I'm concerned about the increased traffic when we are a neighborhood. When we bought 25 years ago, we went to the village to make sure what would happen if the Amling's ever sold or went away and we were told it would go to residential housing. So I would like you all to make it residential housing. That's what we bought. That's what our property value is based on. Belluomini's sold and they went to residential housing so I don't see why it won't work in our neighborhood too. So if you all could keep that in consideration and maybe honor what the zoning was put in when everybody bought in that neighborhood, I'd really appreciate it. MR. SADLOWSKI: My name is Don Sadlowski, S-a-d-I-o-w-s-k-i, and I live at 532

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KATHLEEN W. BONO, CSR 630-834-7779

		-	
	174		<mark>176</mark>)
1	have already been cited in the traffic study	1	implications of rezoning this site. What if
2	underestimate the impact on North Street east of	2	Kensington is not successful? What types of
3	Monroe and on Madison Street between North and	<mark>3</mark>	businesses and traffic patterns does that open
4	Ogden. Kensington has previously stated they	<mark>4</mark>	the neighborhood to in the future? Once the
5	draw from a three-mile radius. With three	<mark>5</mark>	genie is out of the bottle on residential
6	Kensington schools already located east of	6	zoning, what is to stop some future more
7	Hinsdale in LaGrange and Western Springs and	7	intrusive commercial use?
8	much of the northbound area occupied by the	8	Rezoning the parcel potentially
9	forest preserve, the golf course and the	9	opens the door up to what I have called in
09:01:08PM 10	McDonald's campus, it stands to reason the	(09:03:02PM 10	business a successive degradation. That
11	school will draw primarily from the west and the	<mark>11</mark>	situation in which each individual change you
12	south. Three miles west stretches all the way	<mark>12</mark>	make is a modest decline in quality versus the
13	to Fairview Avenue in Downers Grove. This means	<mark>13</mark>	situation that existed directly prior to it but
14	numerous families will likely need to head west,	<mark>14</mark>	when the impact of multiple successive changes
15	especially at pickup, putting even more pressure	<mark>15</mark>	is viewed cumulatively, the decline in quality
16	on the light at Ogden and Madison.	<mark>16</mark>	is large. You look back and say one day how did
17	The driving on Madison is very	<mark>17</mark>	we get here? Thank you.
18	aggressive. I live right there, I see it every	18	CHAIRMAN CASHMAN: Thank you.
19	day. A year ago somebody knocked over the fire	19	MR. MOBERLY: Hi. My name is Gary
09:01:34PM 20	hydrant at the corner of our property. People	09:03:36PM 20	Moberly. I am the spouse of Karen Moberly.
21	as they come down the street and they see the	21	She's the smart, articulate one in the family.
22	light is green, they speed up to make the light.	22	I should mention I forgot to
	175		177
1	175 I have been slowing down to turn many times I	1	177 mention last time. I'm on the zoning board of
1 2		1 2	
	I have been slowing down to turn many times I		mention last time. I'm on the zoning board of
2	I have been slowing down to turn many times I slow down to turn into my corner, somebody is	2	mention last time. I'm on the zoning board of appeals. So a lot of you know that already.
2 3	I have been slowing down to turn many times I slow down to turn into my corner, somebody is passing me in order to make the light. Their	2 3	mention last time. I'm on the zoning board of appeals. So a lot of you know that already. I'm just speaking for myself. I don't want to
2 3 4	I have been slowing down to turn many times I slow down to turn into my corner, somebody is passing me in order to make the light. Their driving is incredibly aggressive because people	2 3 4	mention last time. I'm on the zoning board of appeals. So a lot of you know that already. I'm just speaking for myself. I don't want to speak for my neighbors, just for myself.
2 3 4 5	I have been slowing down to turn many times I slow down to turn into my corner, somebody is passing me in order to make the light. Their driving is incredibly aggressive because people know that that light is short. They jackrabbit	2 3 4 5	mention last time. I'm on the zoning board of appeals. So a lot of you know that already. I'm just speaking for myself. I don't want to speak for my neighbors, just for myself. I'm opposed to this I'll just
2 3 4 5 6	I have been slowing down to turn many times I slow down to turn into my corner, somebody is passing me in order to make the light. Their driving is incredibly aggressive because people know that that light is short. They jackrabbit across to make a left when I'm coming southbound from Fullersburg Woods. It's a very, very aggressive corner.	2 3 4 5 6	mention last time. I'm on the zoning board of appeals. So a lot of you know that already. I'm just speaking for myself. I don't want to speak for my neighbors, just for myself. I'm opposed to this I'll just come out and say it right now for all the reasons the other folks have: Traffic and parking.
2 3 4 5 6 7 8 9	I have been slowing down to turn many times I slow down to turn into my corner, somebody is passing me in order to make the light. Their driving is incredibly aggressive because people know that that light is short. They jackrabbit across to make a left when I'm coming southbound from Fullersburg Woods. It's a very, very aggressive corner. And I would also remind you that	2 3 4 5 6 7 8 9	mention last time. I'm on the zoning board of appeals. So a lot of you know that already. I'm just speaking for myself. I don't want to speak for my neighbors, just for myself. I'm opposed to this I'll just come out and say it right now for all the reasons the other folks have: Traffic and parking. As you know, the purpose of the
2 3 4 5 6 7 8 9 2002.08PM 10	I have been slowing down to turn many times I slow down to turn into my corner, somebody is passing me in order to make the light. Their driving is incredibly aggressive because people know that that light is short. They jackrabbit across to make a left when I'm coming southbound from Fullersburg Woods. It's a very, very aggressive corner. And I would also remind you that this traffic study was conducted during the	2 3 4 5 6 7 8	 mention last time. I'm on the zoning board of appeals. So a lot of you know that already. I'm just speaking for myself. I don't want to speak for my neighbors, just for myself. I'm opposed to this I'll just come out and say it right now for all the reasons the other folks have: Traffic and parking. As you know, the purpose of the grandfather business, this was grandfathered in
2 3 4 5 6 7 8 9 9 9:02:08PM 10 11	I have been slowing down to turn many times I slow down to turn into my corner, somebody is passing me in order to make the light. Their driving is incredibly aggressive because people know that that light is short. They jackrabbit across to make a left when I'm coming southbound from Fullersburg Woods. It's a very, very aggressive corner. And I would also remind you that this traffic study was conducted during the winter. During the summer there are a lot of	2 3 4 5 6 7 8 9	mention last time. I'm on the zoning board of appeals. So a lot of you know that already. I'm just speaking for myself. I don't want to speak for my neighbors, just for myself. I'm opposed to this I'll just come out and say it right now for all the reasons the other folks have: Traffic and parking. As you know, the purpose of the grandfather business, this was grandfathered in as you all know. You know the code better than
2 3 4 5 6 7 8 9 9 900200PM 10 11 12	I have been slowing down to turn many times I slow down to turn into my corner, somebody is passing me in order to make the light. Their driving is incredibly aggressive because people know that that light is short. They jackrabbit across to make a left when I'm coming southbound from Fullersburg Woods. It's a very, very aggressive corner. And I would also remind you that this traffic study was conducted during the winter. During the summer there are a lot of bicyclists and there are a lot of pedestrians	2 3 4 5 6 7 8 9 9	mention last time. I'm on the zoning board of appeals. So a lot of you know that already. I'm just speaking for myself. I don't want to speak for my neighbors, just for myself. I'm opposed to this I'll just come out and say it right now for all the reasons the other folks have: Traffic and parking. As you know, the purpose of the grandfather business, this was grandfathered in as you all know. You know the code better than I do. And the purpose of grandfathering is to
2 3 4 5 6 7 8 9 9 902-08PM 10 11 12 13	I have been slowing down to turn many times I slow down to turn into my corner, somebody is passing me in order to make the light. Their driving is incredibly aggressive because people know that that light is short. They jackrabbit across to make a left when I'm coming southbound from Fullersburg Woods. It's a very, very aggressive corner. And I would also remind you that this traffic study was conducted during the winter. During the summer there are a lot of bicyclists and there are a lot of pedestrians along Madison. Many of them going over to Salt	2 3 4 5 6 7 8 9 080402PM 10 11 12 13	mention last time. I'm on the zoning board of appeals. So a lot of you know that already. I'm just speaking for myself. I don't want to speak for my neighbors, just for myself. I'm opposed to this I'll just come out and say it right now for all the reasons the other folks have: Traffic and parking. As you know, the purpose of the grandfather business, this was grandfathered in as you all know. You know the code better than I do. And the purpose of grandfathering is to slowly bring things back to the code. And I
2 3 4 5 6 7 8 9 9 900200PM 10 11 12 13 14	I have been slowing down to turn many times I slow down to turn into my corner, somebody is passing me in order to make the light. Their driving is incredibly aggressive because people know that that light is short. They jackrabbit across to make a left when I'm coming southbound from Fullersburg Woods. It's a very, very aggressive corner. And I would also remind you that this traffic study was conducted during the winter. During the summer there are a lot of bicyclists and there are a lot of pedestrians along Madison. Many of them going over to Salt Creek. There are a lot of kids with their	2 3 4 5 6 7 8 9 000000000 10 11 12 13 14	mention last time. I'm on the zoning board of appeals. So a lot of you know that already. I'm just speaking for myself. I don't want to speak for my neighbors, just for myself. I'm opposed to this I'll just come out and say it right now for all the reasons the other folks have: Traffic and parking. As you know, the purpose of the grandfather business, this was grandfathered in as you all know. You know the code better than I do. And the purpose of grandfathering is to slowly bring things back to the code. And I hear some folks say this was commercial. It's
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2 3 4 5 6 7 8 9 9 9002009M 10 11 12 13 14 15 16 17	I have been slowing down to turn many times I slow down to turn into my corner, somebody is passing me in order to make the light. Their driving is incredibly aggressive because people know that that light is short. They jackrabbit across to make a left when I'm coming southbound from Fullersburg Woods. It's a very, very aggressive corner. And I would also remind you that this traffic study was conducted during the winter. During the summer there are a lot of bicyclists and there are a lot of pedestrians along Madison. Many of them going over to Salt Creek. There are a lot of kids with their tennis rackets, with their swimming gear, using that intersection and that road to cross on and it would be at peak hours because they are going	2 3 4 5 6 7 8 9 9 000002000 10 11 12 13 14 15 16 17	mention last time. I'm on the zoning board of appeals. So a lot of you know that already. I'm just speaking for myself. I don't want to speak for my neighbors, just for myself. I'm opposed to this I'll just come out and say it right now for all the reasons the other folks have: Traffic and parking. May use the purpose of the grandfather business, this was grandfathered in as you all know. You know the code better than I do. And the purpose of grandfathering is to slowly bring things back to the code. And I hear some folks say this was commercial. It's not commercial, it's residential. It needs to revert to residential. Going from R-4 zoning to O-2, that's a real big leap. That's what
2 3 4 5 6 7 8 9 9 9 9 09:02:08PM 10 11 12 13 14 15 16 17 18	I have been slowing down to turn many times I slow down to turn into my corner, somebody is passing me in order to make the light. Their driving is incredibly aggressive because people know that that light is short. They jackrabbit across to make a left when I'm coming southbound from Fullersburg Woods. It's a very, very aggressive corner. And I would also remind you that this traffic study was conducted during the winter. During the summer there are a lot of bicyclists and there are a lot of pedestrians along Madison. Many of them going over to Salt Creek. There are a lot of kids with their tennis rackets, with their swimming gear, using that intersection and that road to cross on and it would be at peak hours because they are going to swim meets and early tennis lessons so they	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	mention last time. I'm on the zoning board of appeals. So a lot of you know that already. I'm just speaking for myself. I don't want to speak for my neighbors, just for myself. I'm opposed to this I'll just come out and say it right now for all the reasons the other folks have: Traffic and parking. Ms you know, the purpose of the grandfather business, this was grandfathered in as you all know. You know the code better than I do. And the purpose of grandfathering is to slowly bring things back to the code. And I hear some folks say this was commercial. It's not commercial, it's residential. It needs to revert to residential. Going from R-4 zoning to O-2, that's a real big leap. That's what concerns us all here.
2 3 4 5 6 7 8 9 2002-00FM 10 11 12 13 14 15 16 17 18 19	I have been slowing down to turn many times I slow down to turn into my corner, somebody is passing me in order to make the light. Their driving is incredibly aggressive because people know that that light is short. They jackrabbit across to make a left when I'm coming southbound from Fullersburg Woods. It's a very, very aggressive corner. And I would also remind you that this traffic study was conducted during the winter. During the summer there are a lot of bicyclists and there are a lot of pedestrians along Madison. Many of them going over to Salt Creek. There are a lot of kids with their tennis rackets, with their swimming gear, using that intersection and that road to cross on and it would be at peak hours because they are going to swim meets and early tennis lessons so they are out there in the morning as well as in the	2 3 4 5 6 7 8 9 9 0000000 10 11 12 13 14 15 16 17 18 19	mention last time. I'm on the zoning board of appeals. So a lot of you know that already. I'm just speaking for myself. I don't want to speak for my neighbors, just for myself. I'm opposed to this I'll just come out and say it right now for all the reasons the other folks have: Traffic and parking. May use the purpose of the grandfather business, this was grandfathered in as you all know. You know the code better than I do. And the purpose of grandfathering is to slowly bring things back to the code. And I hear some folks say this was commercial. It's not commercial, it's residential. It needs to revert to residential. Going from R-4 zoning to O-2, that's a real big leap. That's what concerns us all here.
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	I have been slowing down to turn many times I slow down to turn into my corner, somebody is passing me in order to make the light. Their driving is incredibly aggressive because people know that that light is short. They jackrabbit across to make a left when I'm coming southbound from Fullersburg Woods. It's a very, very aggressive corner. And I would also remind you that this traffic study was conducted during the winter. During the summer there are a lot of bicyclists and there are a lot of pedestrians along Madison. Many of them going over to Salt Creek. There are a lot of kids with their tennis rackets, with their swimming gear, using that intersection and that road to cross on and it would be at peak hours because they are going to swim meets and early tennis lessons so they are out there in the morning as well as in the	2 3 4 5 6 7 8 9 9 0000000 10 11 12 13 14 15 16 17 18 19	mention last time. I'm on the zoning board of appeals. So a lot of you know that already. I'm just speaking for myself. I don't want to speak for my neighbors, just for myself. I'm opposed to this I'll just come out and say it right now for all the reasons the other folks have: Traffic and parking. May use the purpose of the grandfather business, this was grandfathered in as you all know. You know the code better than I do. And the purpose of grandfathering is to slowly bring things back to the code. And I hear some folks say this was commercial. It's not commercial, it's residential. It needs to revert to residential. Going from R-4 zoning to O-2, that's a real big leap. That's what concerns us all here.

Sec. 6-111:Bulk, Space, And Yard Requirements: 약 🖂

The building height, lot, yard, setback, floor area ratio, and coverage requirements applicable in the office districts are set forth in the following table. Footnote references appear in subsection H of this section at the end of the table.

			O-1	0-2	<i>O</i> -3
A. <i>I</i>	laximum Hei	ight ^{1,13} :			
1.	Principal	structures:			
	(a)	Feet	30	40	60
	(b)	Stories	2.5	3	5
	(whicheve	er is less)			
2.	Accessor	y structures	15	15	15
В. <i>І</i> /	Ainimum Lot	Area And Dimensions ² :			
1.	Total lot a	area (square feet)	8,500	25,000	20,000
2.	Lot width	(feet) ⁵	60	100	80
3.	Lot depth	(feet) ⁵	125	125	125
C. <i>N</i>	Ainimum Yar	ds ^{2,3,4,5,6,7,8,13} :			
1.	Front and	l corner side (feet)	35	25	25
2.	Side (feet	t) ⁹	10	10	10
3.	Rear (fee	t) ^{9,10}	25	20	20
D. <i>N</i>	/inimum Set	backs ^{4,5,6,7,8:}			
1.	Setback f	rom Ogden Avenue			
	(a)	Structure height 0-30 feet	n/a	100	100
	(b)	Structure height <u>31-46</u> feet	n/a	200	200
	(c)	Structure height more than 46 feet	n/a	n/a	300

2.	Setback	from York Road centerline9:			
	(a)	Structure height 0-30 feet	n/a	75	75
	(b)	Structure height <u>31-46</u> feet	n/a	200	200
	(c)	Structure height more than 46 feet	n/a	n/a	300
3.		from property owned by Cook orest preserve district ⁹ :			
	(a)	Structure height 0-30 feet	n/a	n/a	100
	(b)	Structure height <u>31-46</u> feet	n/a	n/a	100
	(c)	Structure height more than 46 feet	n/a	n/a	100
4.	All other	setbacks:			
	(a)	Front and corner side ¹³	35	25	40
	(b)	Side ⁹	10	10	10
	(c)	Rear ^{9,10,13}	25	20	40
Ε. Λ	Aaximum Fle	oor Area Ratio ¹³ :	0.40	0.50	0.35 ¹¹
F. <i>N</i>	laximum Tc	otal Lot Coverage ¹³ :	80 percent	80 percent	50 percent ¹²
G. A	Aaximum To	otal Building Coverage:	35 percent	n/a	n/a

H. Exceptions And Explanatory Notes:

1. Height Exceptions:

(a) *Parking Structures:* Parking structures in the O-3 district may extend to a height of thirty feet (30').

(b) *Flagpoles:* Flagpoles may extend to a height of ten feet (10') above the highest point of the roof of the principal structure to which they are attached.

(c) *Personal Wireless Services:* Personal wireless services antennas, with or without antenna support structures, and related electronic equipment and equipment structures, may extend to the following heights:

(i) Personal wireless services antenna support structures of a tower design may extend to a height of seventy feet (70') in height in the O-3 district;

(ii) Omnidirectional or whip antennas may extend to a height of fifteen feet (15') above the highest point of the roof of the building or structure to which they are attached in the O-2 and O-3 districts;

(iii) Directional or panel antennas may not extend above the highest point of the building or structure to which they are attached or more than two feet (2') from the exterior of any wall or roof of the building or structure to which they are attached in the O-2 and O-3 districts; and

(iv) Related electronic equipment and equipment structures shall not exceed applicable district height limitations.

- 2. *Nonconforming Lots:* See section <u>10-105</u> of this code for lot requirements with respect to legal nonconforming lots of record.
- 3. Yard Requirements For Uses Without Structures: On any lot occupied by a use without structures, the minimum front, side, and rear yard requirements that would otherwise be required for such lot shall be provided and maintained.
- 4. *Visibility Across Corners:* Any other provision of this code to the contrary notwithstanding, nothing shall be erected, placed, planted, allowed to grow, or maintained on any corner lot in any office district in violation of the provisions of <u>title 7</u>, <u>chapter 1</u>, <u>article D</u> of the village code.
- Special Yard And Setback Requirements In Planned Developments: Special perimeter open space, setback, and spacing requirements for planned developments are set forth in subsections <u>11-</u> <u>603</u>E2(f) and E2(g) of this code. Such requirements shall not be waived under any circumstances.
- 6. *Special Setbacks For Signs:* Special setbacks established for some signs by subsections <u>9-106</u>F, H, I, and J of this code shall control over the yards and setbacks established in the table.
- 7. Specified Structures And Uses In Required Yards: The following structures and uses, except as limited below, may be located in any required yard:

(a) Statuary, arbors, trellises, and ornamental light standards having a height of eight feet (8') or less; and

(b) Eaves and gutters projecting not more than three feet (3') from an exterior wall or, in the case of telecommunications equipment facility, four feet (4') from an exterior wall; and

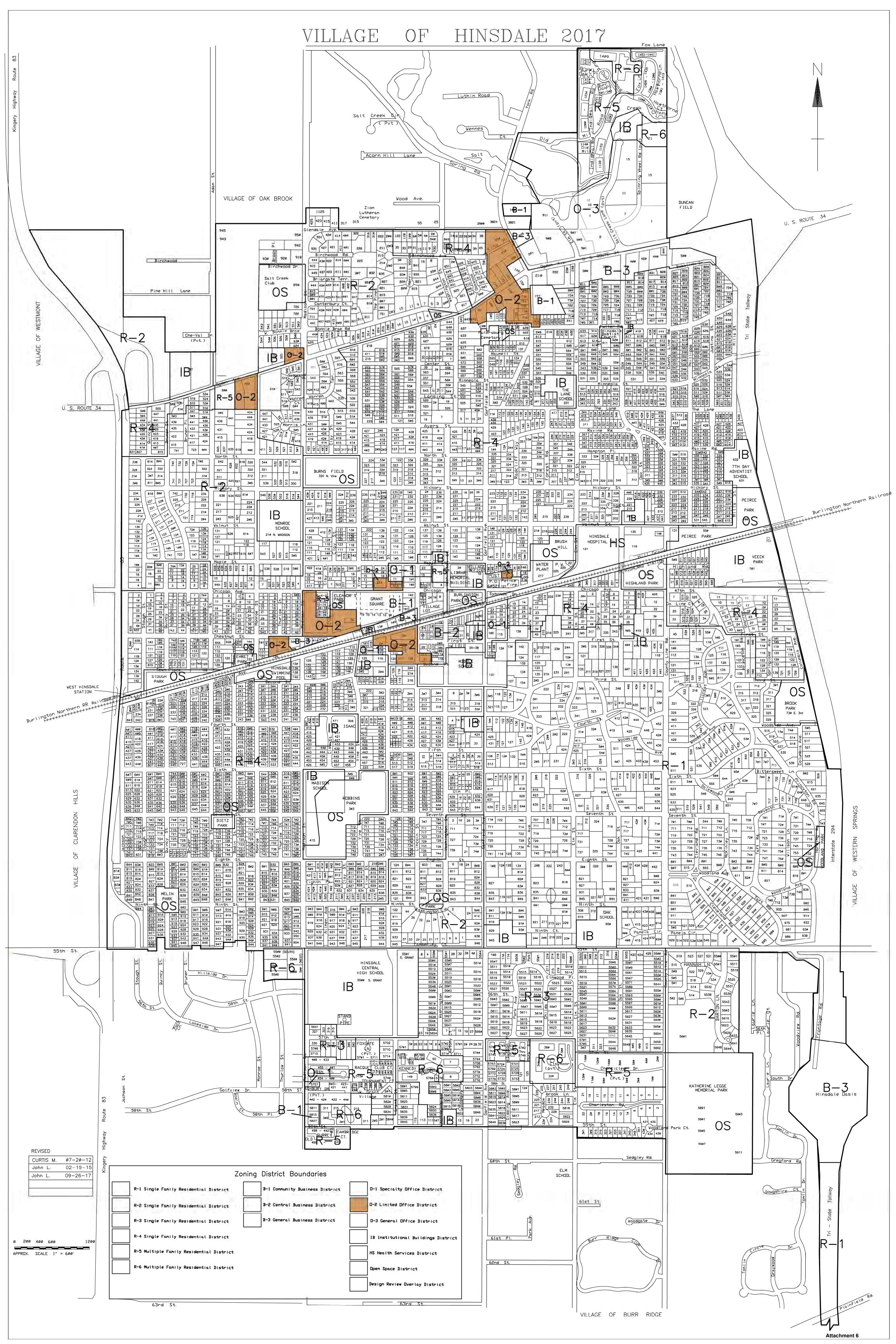
(c) Awnings, canopies, bay windows, and balconies projecting not more than three feet (3') from an exterior wall for a distance not more than one-third (1/3) of the length of such wall; provided, however, that in side yards in the O-1 district such projections shall not exceed two feet (2') for a distance not more than one-fourth (1/4) of the length of such wall and provided further, however, that all such projections shall come entirely within planes drawn from the main corners of the building at an interior angle of twenty two and one-half degrees $(22^{1}/_{2}^{\circ})$ with the wall in question; and

(d) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices, and

the like projecting not more than two feet (2') from an exterior wall; and

(e) Outside stairways projecting from an exterior wall not more than three feet (3') and having a height of four feet (4') or less; and

- (f) Flagpoles; and
- (g) Terraces; and
- (h) Recreational devices accessory to daycare services; and
- (i) Fitness trails; and
- (j) Fences, walls, and hedges, subject to the limitations of section 9-107 of this code; and
- (k) Driveways, subject to the limitations of subsection <u>9-104</u>C of this code.
- 8. *Platted Building Lines:* See subsection <u>12-101</u>F of this code.
- 9. Side And Rear Yard Regulations For Accessory Structures And Uses: Accessory parking areas and lots wherever located and other detached accessory structures and uses when located within the rear twenty percent (20%) of the lot shall not be required to maintain an interior side or rear yard or setback in excess of ten feet (10') if such interior side or rear yard is contiguous to any property zoned in any residential district or in excess of five feet (5') if no part of such interior side or rear yard is contiguous to any property zoned in any residential district; provided, however, that this regulation shall not apply to antennas and antenna support structures and provided further, however, that no accessory structure or use, or combination of such structures or uses, located within an otherwise required side or rear yard pursuant to this paragraph shall occupy more than forty percent (40%) of such required yard.
- 10. Special Rear Yard And Setback Exception In O-2 District: No rear yard or rear setback shall be required on any lot zoned in the O-2 district when the rear lot line of such lot is contiguous to a railroad right of way and such lot is not contiguous to any lot zoned in any residential district.
- 11. Floor Area Ratio Increase For Parking Structures In O-3 District: An increase of 0.25 to the maximum floor area ratio established in subsection E of this section shall be permitted in the O-3 district, provided that such increase shall be solely for the purposes of developing parking spaces for passenger automobiles within an enclosed parking garage or structure.
- 12. Special Lot Coverage Calculation Standards: Sidewalks, patios, decks, terraces, porches, gazebos, and other special architectural features designed for passive recreational use and intended for use by the general public shall not be considered for purposes of calculating maximum total lot coverage in the O-3 district.
- 13. Exceptions For Telecommunications Equipment Facilities Approved As A Special Use In The O-2 District:
 - (a) Maximum Height: Forty seven feet (47').
 - (b) Minimum yards:
 - (i) Front and corner side: Ten feet (10').
 - (ii) Rear: Ten feet (10').
 - Note: Accessory parking areas may be located in rear or interior side (but not corner side) yards up to the lot line.
 - (c) Minimum setbacks:
 - (i) Front and corner side: Ten feet (10').
 - (ii) Rear: Ten feet (10').
 - (d) Maximum floor area ratio: 1.1.
 - (e) Maximum total lot coverage: Eighty five percent (85%). (Ord. 97-4, § 4C, i, ii, 3-4-1997; Ord.
 - 2000-10, §§ 3-5, 5-2-2000)



STATE OF ILLINOIS)) SS: COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE PLAN COMMISSION

In the Matter of:)
Case A-24-2018 - Village of Hinsdale -)
Zoning Code Text Amendment to)
Section 6-111(H) Exceptions and Explanatory)
Notes for the O-2 Limited Office District.)

REPORT OF PROCEEDINGS had and

testimony taken at the public hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 11th day of July, 2018, at the hour of 8:00 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;MS. DEBRA BRASELTON, Member;MS. JULIE CRNOVICH, Member;MR. GERALD JABLONSKI, Member;MR. JIM KRILLENBERGER, Member;MR. SCOTT PETERSON, Member.

1

	2		4
	1 ALSO PRESENT:		
	2 MR. CHAN YU, Village Planner and	1	MR. YU: And to the max, you know, the
	Applicant.	2	residents did show some concern. So this really
	3	3	was spearheaded by some of the Board of Trustees
		4	members to say we will look at the Zoning Code
	4	5	to see if we can provide some relief in the
		6	footnotes of the bulk regs in the O-2 District.
	5 CHAIRMAN CASHMAN: Our next public	7	And so really these are some of
	6 hearing is Case A-24-2018. It's from the	8	the footnotes. Officially they are called the
	7 Village of Hinsdale. This is a Zoning Code Text	9	"Exceptions and Explanatory Notes to the height,
	8 Amendment to Section 6-111(H) Exceptions and	08:01:29PM 10	bulk, yard and coverage requirements for O-2
	9 Explanatory Notes for the O-2 Limited Office10 District.	11	lots." And some examples, minimum required lot
	Chan, I imagine you are the	12	coverage and setback requirements are increased
	12 applicant?	13	30 percent than current.
	I3 MR. YU: Yes, sir.	14	So if this text amendment moves
	4 CHAIRMAN CASHMAN: You want to tell us	15	forward, the front yard setback would go from
	15 where you live and what your name is.	16	25 feet to 32.5 feet. So a new potential
	16 (Mr. Yu sworn.)	17	building would be further away from the front
	MR. YU: My home address or work	18	street. The side yard setback goes from 10 to
	18 address?	19	13 feet so the sides of it will be further away.
	19 MS. BRASELTON: Work is good.	08:02:01PM 20	The rear setback, from 20 to 26 feet. And the
	20 MR. YU: 19 East Chicago Avenue,	21	FAR is reduced. Lot coverage is also reduced.
	21 Village Hall. That's where I spend most of my22 day.	22	So really the maximum building and
	3		
			5
	1 CHAIRMAN CASHMAN: Chan, give us a	1	site plan that a potential applicant can ask to
	 2 history of where And I read the package and 2 The second second	2	construct would be much smaller adjacent to a
	3 I understand this came because of the Kensington	3	residential lot.
	4 project. But it seems like this came from the	4	CHAIRMAN CASHMAN: My question is when
	5 trustees because there wasn't really any	5	I read this is, if I look at this and I'm
	6 discussion related to this at our level.	6	thinking just about Kensington, that's one
	7 MR. YU: Correct. So during the public	7	thing. But one thing that I think is completely
	8 comment period, the Board of Trustees meeting,	8	
			missing in this is an analysis of every other
	9 and I think there were a couple of neighborhood	9	O-2 property in the Village and how many, each
	10 meetings as well with maybe a couple of the	08:02:38PM 10	
			O-2 property in the Village and how many, each
	10 meetings as well with maybe a couple of the	08:02:38PM 10	O-2 property in the Village and how many, each one, what the analysis would be, what they
	10 meetings as well with maybe a couple of the11 trustees, a few neighbors were really concerned	08:02:38PM 10 11	O-2 property in the Village and how many, each one, what the analysis would be, what they currently are. Because without that, this feels
	 meetings as well with maybe a couple of the trustees, a few neighbors were really concerned about the text amendment, particularly the O-2 	08:02:38PM 10 11 12	O-2 property in the Village and how many, each one, what the analysis would be, what they currently are. Because without that, this feels like spot zoning to me.
	 meetings as well with maybe a couple of the trustees, a few neighbors were really concerned about the text amendment, particularly the O-2 District abutting residential. Not so much 	08:02:38PM 10 11 12 13	O-2 property in the Village and how many, each one, what the analysis would be, what they currently are. Because without that, this feels like spot zoning to me. MR. YU: Right.
	 meetings as well with maybe a couple of the trustees, a few neighbors were really concerned about the text amendment, particularly the O-2 District abutting residential. Not so much Kensington School, but the future of whether or 	08:02:38PM 10 11 12 13 14	O-2 property in the Village and how many, each one, what the analysis would be, what they currently are. Because without that, this feels like spot zoning to me. MR. YU: Right. CHAIRMAN CASHMAN: Just because the
	 meetings as well with maybe a couple of the trustees, a few neighbors were really concerned about the text amendment, particularly the O-2 District abutting residential. Not so much Kensington School, but the future of whether or not the school would stay here forever. 	080238PM 10 11 12 13 14 15	O-2 property in the Village and how many, each one, what the analysis would be, what they currently are. Because without that, this feels like spot zoning to me. MR. YU: Right. CHAIRMAN CASHMAN: Just because the people living around that location made a fuss,
	 meetings as well with maybe a couple of the trustees, a few neighbors were really concerned about the text amendment, particularly the O-2 District abutting residential. Not so much Kensington School, but the future of whether or not the school would stay here forever. And understanding that Kensington 	080238PM 10 11 12 13 14 15 16	O-2 property in the Village and how many, each one, what the analysis would be, what they currently are. Because without that, this feels like spot zoning to me. MR. YU: Right. CHAIRMAN CASHMAN: Just because the people living around that location made a fuss, I just don't think I would have the information
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	 meetings as well with maybe a couple of the trustees, a few neighbors were really concerned about the text amendment, particularly the O-2 District abutting residential. Not so much Kensington School, but the future of whether or not the school would stay here forever. And understanding that Kensington School was really built below the what is maximum allowed for the site, you know, a lot of 	080238PM 10 11 12 13 14 15 16 17 18	O-2 property in the Village and how many, each one, what the analysis would be, what they currently are. Because without that, this feels like spot zoning to me. MR. YU: Right. CHAIRMAN CASHMAN: Just because the people living around that location made a fuss, I just don't think I would have the information to actually vote on this because how many O-2 lots are there. How many are there that
08:00:53PM	 meetings as well with maybe a couple of the trustees, a few neighbors were really concerned about the text amendment, particularly the O-2 District abutting residential. Not so much Kensington School, but the future of whether or not the school would stay here forever. And understanding that Kensington School was really built below the what is maximum allowed for the site, you know, a lot of the neighbors were concerned that maybe a new 	000238PM 10 11 12 13 14 15 16 17 18 19 00	O-2 property in the Village and how many, each one, what the analysis would be, what they currently are. Because without that, this feels like spot zoning to me. MR. YU: Right. CHAIRMAN CASHMAN: Just because the people living around that location made a fuss, I just don't think I would have the information to actually vote on this because how many O-2 lots are there. How many are there that abut and have

	6		8
1	MR. JABLONSKI: That was going to be my	1	personal opinions.
2	point exactly. Without a more macroanalysis, I	2	MS. CRNOVICH: Some of these other
3	think it's impossible.	3	areas in O-2 have been hotspots before. Like
4	CHAIRMAN CASHMAN: Yes. What if you	4	Chestnut, that office building years ago the
5	are going to do something that is going to hurt	5	neighbors weren't notified about things.
6	an O-2 use?	6	CHAIRMAN CASHMAN: Is that where the
7	Deb had a good case, what about	7	Du Page Medical is?
8	commercial properties.	8	MS. CRNOVICH: No. This spot is
9	MS. BRASELTON: What about B-3s that	9	further west.
08:03:20PM 10	abut residential areas? Particularly the Land	08:04:50PM 10	CHAIRMAN CASHMAN: Oh, yes.
11	Rover development that was recently approved	11	MS. CRNOVICH: And I think that is
12	that, you know, there were tons of neighbors who	12	where we got the text amendment that any
13	are, I would submit, much more dramatically	13	residential neighbors had to be notified about
14	affected by a B-3. So this feels to me like a	14	any exterior appearance.
15	special privilege that I can't vote in favor of.	15	MS. BRASELTON: You are right.
16	CHAIRMAN CASHMAN: Just for that lot.	16	MS. CRNOVICH: So it's also an issue
17	And it's hard to say. Maybe there is one of	17	for other, you know, residential neighborhoods.
18	these, maybe there are ten of these.	18	And again, I urge you to look at O-1.
19	MS. BRASELTON: Maybe there are.	19	And then I had a question
08:03:42PM 20	CHAIRMAN CASHMAN: I think as a	08:05:15PM 20	CHAIRMAN CASHMAN: What about
21	minimum, we would need to see an analysis of	21	MS. CRNOVICH: O-3, though, that's
22	every single location graphically in some kind	22	mainly, if you look at the definition, O-3 is a
	7		9
1	of tablet or form to see.	1	little bit different. I think that's more,
2	MR. JABLONSKI: That would be B-3.	2	Accommodate the needs of business and
3	MS. CRNOVICH: I would like to see	3	professional offices and related businesses used
4	office 1 added, O-1.	4	as required, a somewhat wider range of office
5	CHAIRMAN CASHMAN: To be honest, to be	5	space with a somewhat higher intensity of
6	fair to businesses, I would want those people	6	pedestrian and traffic movement.
7	notified that this is being considered, because	7	So I think that's more, I don't
8	think of all the property owners.	8	think that's There is too many
9	MR. JABLONSKI: The property owners.	9	CHAIRMAN CASHMAN: In town?
08:04:06РМ 10	CHAIRMAN CASHMAN: Property owners,	08:05:52PM 10	MS. CRNOVICH: No. O-1 is more like in
11	think of how many there could be. We don't even	11	town. O-3 Do we have the big zoning map?
12	know. This could be impacting these people and	12	MR. KRILLENBERGER: There is one in the
13	suddenly the value of their property has been	13	back of Chan's application. O-3 is mostly the
14	diminished. Because if they knock down an old	14	Spinning Wheel
15	building, say a 1950s building or something, and	15	MS. CRNOVICH: You are talking about
16	they knock it down. They think they know what	16	the big board. But you know what I'm talking
17	they can build. And now it's restricted, and	17	about, I think O-3 is more business.
18	they didn't hear about this meeting. It's a	18	MR. YU: Right. No. Yes, I mean I
19	weird situation. I just think it has more I	19	think staff, the Village, understands that there
08:04:27РМ 20	really don't know what the ramifications are. I	08:06:18PM 20	is probably other zoning districts they could
21	just don't know how we could vote in good	21	also take another look at. However, I think
22	conscience and approve it. That's just my	22	this is really driven by the Board to focus on

KATHLEEN W. BONO, CSR 630-834-7779

	10		12
1	the O-2 in particular only because of that	1	an O-2 piece, I would want to be sitting here.
2	particular case.	2	MR. JABLONSKI: It needs to be heard.
3	CHAIRMAN CASHMAN: I just think	3	CHAIRMAN CASHMAN: That would be
4	that's I don't think we should look at it	4	terrible. You go to sell it. And you think you
5	for one particular case. I mean personally, I	5	know what it is, and then there has been a text
6	think our Code I just think who knows what	6	amendment to change what you would do.
7	the ramifications there are. It could be great.	7	MR. KRILLENBERGER: Was the intention,
8	Conceptually it sounds like good for the	8	Chan, by saying the greater than 1 acre to make
9	neighborhood, but I think we have to weigh	9	it and we have kind of done this with the
08:06:46PM 10	everyone's	08:08:08PM 10	County Line and 55th property designating by
11	MS. CRNOVICH: I think it could be	11	acreage to kind of identify this particular
12	tightened up, too.	12	property. And I am with you, I don't like that.
13	MR. JABLONSKI: One concern I have the	13	CHAIRMAN CASHMAN: That's why I think
14	way it's written makes it really like it's	14	that spreadsheet, we would want to see how many
15	targeted zoning. We request an analysis, it	15	acres we are talking about for every O-2 parcel.
16	says, for O-2 zoned lots, parenthesis, over	16	MR. KRILLENBERGER: Yes. I mean there
17	1 acre.	17	is clearly
18	MS. CRNOVICH: Is that combined lots or	18	CHAIRMAN CASHMAN: So we can see which
19	just one lot?	19	fall or which don't. Maybe the 1 acre makes it
08:07:04PM 20	MR. JABLONSKI: Is it only ones over	08:08:25PM 20	so it makes more sense.
21	1 acre?	21	MS. CRNOVICH: And then, too, you might
22	MS. CRNOVICH: That's what I was	22	want to add, institutional, IB, because you
	11		13
1	confused with. Does the lot have to be 1 acre	1	have whatchamacallit on Ogden. It's Basic
2	or more than	2	Life. So there is all these different ways.
3	MR. JABLONSKI: When we get that	3	CHAIRMAN CASHMAN: All right.
4	specific, I'm really worried about that, the	4	MS. CRNOVICH: And I have one more
5	issue you bring up.	5	comment. It says for, let's see, Lots over
6	CHAIRMAN CASHMAN: Right. That's just	6	1 acre adjoining 3 or more single-family lots.
7	unique to that one. So I guess that would be my	7	I think I would prefer if the wording was
8	only comments. I know you are going to be busy	8	abutting, which is in definitions. And that
9	and not going to be getting any sleep in a	9	means I know you know, Chan but it could
08:07:27РМ 10	month. But, you know, just some more homework	ов:09:09РМ 10	be property across the street. It doesn't have
11	by staff to So at least we could evaluate	11	to be right next door.
12	this thing.	12	CHAIRMAN CASHMAN: But would you want
13	MR. YU: Right.	13	it to attach something across the street?
14	MS. BRASELTON: It's not that it's not	14	MS. CRNOVICH: Usually in our Code
15	well-meaning. I think it is	15	abutting is used.
16	CHAIRMAN CASHMAN: The intention is.	16	CHAIRMAN CASHMAN: Which would be
17	MS. BRASELTON: But I think it needs to	17	touching.
18	be looked at for the bigger perspective of other	18	MS. BRASELTON: Share the property
19	properties, other residents, other rights.	19	line.
08:07:45PM 20	MR. JABLONSKI: We are not here to	08:09:23PM 20	CHAIRMAN CASHMAN: No right-of-way
ов:о7:45РМ 20 21 22	MR. JABLONSKI: We are not here to destroy property. CHAIRMAN CASHMAN: Right. If I owned	08:09:23PM 20 21 22	CHAIRMAN CASHMAN: No right-of-way between. MS. CRNOVICH: No right-of-way.

	14		16
1	Because if you look at	1	than O-1. That just doesn't make sense to me
2	CHAIRMAN CASHMAN: There are so many	2	for some things.
3	possible things.	3	CHAIRMAN CASHMAN: I mean I think it's
4	MS. CRNOVICH: It's abut, touch, to lie	4	interesting, too, there is no one here for the
5	immediately next to, to share a common wall or	5	neighbors around Kensington.
6	lot line, or to be separated by only a street,	6	MR. JABLONSKI: Well, they thought the
7	alley, or drainage course.	7	Board
8	CHAIRMAN CASHMAN: This could be	8	CHAIRMAN CASHMAN: Unless you think
9	properties across the street?	9	you've got more discussion, I kind of would like
08:09:41PM 10	MS. CRNOVICH: And that's how our Code	08:11:16PM 10	to continue this.
08:09:41PM 10	is now, though. Anything like this abuts	08:11:16PM 10	MR. JABLONSKI: I agree.
12	CHAIRMAN CASHMAN: That's why I'm just	12	CHAIRMAN CASHMAN: And, Chan, you can
12		13	talk with Robb and get some more information.
	wondering what's wrong with our O-2 right now.	13	-
14	This, obviously, was designed with a purpose to		And then what I just don't know is I mean it
15	be a transitional district. So why is it not	15	seems like a change, this is a big change to a
16 17	expected? Because even if I was the	16	district, and how is no one notified. It seems
17		17 18	wrong to me.
19	Kensington owner, I mean, hopefully, they will	10	MR. JABLONSKI: Well, it might turn out that there is more than one O-2 with more than
08:10:04PM 20	be successful; but by this being passed reduces	08:11:44PM 20	1 acre.
	the value of that property.		
21 22	MR. JABLONSKI: And even if you look at	21 22	CHAIRMAN CASHMAN: Well, maybe. MR. JABLONSKI: And then it's really a
	the first suggestion, limit it from 40 to 25. A		17
1	house is going to be 30 feet.	1	problem, and you are exposing yourself to a
2	CHAIRMAN CASHMAN: I know, it's not	2	lawsuit.
3	even as small as a house.	3	CHAIRMAN CASHMAN: Yes.
4	MR. JABLONSKI: You use the roof line.	4	MS. CRNOVICH: Then it is spot zoning.
5	So a house can be 40 feet tall.	5	CHAIRMAN CASHMAN: Yes. Right.
6	MS. CRNOVICH: Right.	6	Because I thought when we and this goes back
7	CHAIRMAN CASHMAN: Right.	7	to Hinsdale Meadows that question came up
8	MR. JABLONSKI: So you are adversely	8	about that property.
9	selecting offices.	9	MS. CRNOVICH: Yes. I brought that up.
08:10:20PM 10	CHAIRMAN CASHMAN: Right. And you	08:11:58PM 10	CHAIRMAN CASHMAN: There was something
11	actually would be hard-pressed to build a	11	specific. And there was more than one location.
12	building, a commercial building, at 25 feet. A	12	It was basically that location and then over by
13	good floor-to-floor height of a commercial	13	Basic Life Institute and Basic Life Principles,
14	building is 15 feet so we already, if you had	14	they both fell under that.
15	one	15	MS. CRNOVICH: And that right there,
16	MR. JABLONSKI: Your neighbor can abut.	16	the Institute of Basic Life, we have the O-2 and
17	MS. CRNOVICH: I think if you look at	17	the IP so
18	the O-2, if you look at the purposes, I think	18	MS. BRASELTON: Yes. I think it bears
19	you start with O-1 being, you know, the least	19	repeating that the reason we pass text
08:10:49PM 20	amount of use next to a residential	08:12:19PM 20	amendments should be to protect residents, all
21	neighborhood, then you have O-2, and then O-3.	21	residents, and not just a subset.
22	So all of a sudden O-2 has stricter guidelines	22	CHAIRMAN CASHMAN: Well, I know, and

KATHLEEN W. BONO, CSR 630-834-7779

	18		20
1	you made a good point. All the challenges with	1	STATE OF ILLINOIS)
2	Land Rover. And there you had one, two, three,	•) SS.
3	four houses immediately adjacent to it.	2	COUNTY OF DU PAGE)
4	MS. BRASELTON: Right.	3	
5	CHAIRMAN CASHMAN: And there was no		
6	text amendment.	4	I, JANICE H. HEINEMANN, CSR, RDR, CRR,
7	MS. BRASELTON: Well, there was another	5 6	do hereby certify that I am a court reporter doing business in the State of Illinois, that I
8	property right next door.	7	reported in shorthand the testimony given at the
9	CHAIRMAN CASHMAN: Right. If Land	8	hearing of said cause, and that the foregoing is
08:12:43PM 10	Rover knocked that building down, they could	9	a true and correct transcript of my shorthand
11	build a much bigger building.	10 11	notes so taken as aforesaid.
12	MS. BRASELTON: Right. Exactly. So	12	
13	looking around corners and thinking about it	13	
14	before we vote on it.	14	Janice H. Heinemann CSR, RDR, CRR
15	CHAIRMAN CASHMAN: Sorry, Chan.	45	License No 084-001391
16	MR. YU: Oh, no.	15	
17	MS. BRASELTON: So we need a motion to	16	
18	continue it to our September meeting?	17	
19	CHAIRMAN CASHMAN: Could I have a	18	
08:12:59PM 20	motion to continue.	19 20	
21	MS. BRASELTON: To September, right?	20	
22	We don't meet in August.	22	
	19		
1	CHAIRMAN CASHMAN: To September,		
2	correct.		
3	MS. BRASELTON: So moved.		
4	MR. JABLONSKI: Second.		
5	CHAIRMAN CASHMAN: Julie?		
6	MS. CRNOVICH: Aye.		
7	CHAIRMAN CASHMAN: Aye.		
8	MR. JABLONSKI: Aye.		
9	MR. PETERSON: Aye.		
08:13:11PM 10	MS. BRASELTON: Aye.		
11	MR. KRILLENBERGER: Aye.		
12	* * *		
13	(Which were all the proceedings had		
14	in the above-entitled cause.)		
15			
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18			
19			
20			
21			
22			

1	amount [1] - 15:15	12:1, 12:11, 12:16,	development [1] - 6:9	н
-	analysis [4] - 5:6, 5:8,	13:1, 13:10, 13:14,	different [2] - 8:21,	• • •
1 [8] - 7:2, 10:15,	6:19, 10:13	13:17, 13:20, 14:4,	12:22	hard [2] - 6:15, 15:7
10:19, 10:21, 12:6,	appearance [1] - 8:12	14:8, 14:20, 15:3,	diminished [1] - 7:12	hard-pressed [1] -
12:17, 13:4, 16:15	applicant [1] - 4:21	15:6, 15:20, 16:3,	discussion [1] - 16:4	15:7
10 [1] - 4:16	application [1] - 9:11	16:7, 16:16, 16:20,	district [2] - 14:11,	hear [1] - 7:16
13 [1] - 4:17	approve [1] - 7:20	16:22, 17:5, 17:17,	16:11	heard [1] - 11:22
15 [1] - 15:10	approved [1] - 6:9	17:22, 18:4, 18:10,	District [1] - 4:4	height [2] - 4:7, 15:9
1950 s [1] - 7:13	areas [2] - 6:8, 8:1	18:14, 18:18, 18:21,	districts [1] - 9:18	higher [1] - 9:3
	attach [1] - 13:11	19:1	done [1] - 12:7	Hinsdale [1] - 17:2
2	August [1] - 18:17	challenges [1] - 17:18	door [2] - 13:9, 18:3	homework [1] - 11:8
20	Aye [6] - 18:22, 19:1,	Chan [4] - 12:6, 13:7,	down [3] - 7:12, 7:14,	honest [1] - 7:3
20 [1] - 4:18	19:2, 19:3, 19:4,	16:7, 18:10	18:5	hopefully [1] - 14:14
25 [3] - 4:14, 14:18,	19:5	Chan's [1] - 9:11	drainage [1] - 14:3	hotspots [1] - 8:1
15:8	10.0	change [3] - 12:4,	dramatically [1] - 6:11	house [3] - 14:19,
26 [1] - 4:18	В	16:10	driven [1] - 9:20	14:21, 15:1
•	D	Chestnut [1] - 8:2	Du [1] - 8:4	houses [1] - 17:20
3	B-3 [2] - 6:12, 6:22	clearly [1] - 12:15	Du [1] - 0.4	hurt [1] - 6:3
3 [2] - 5:18, 13:4	B-3s [1] - 6:7	Code [4] - 4:2, 10:4,		
30 [2] - 4:11, 14:19	Basic [4] - 12:21,	13:12, 14:6	E	
32.5 [1] - 4:14	17:8, 17:11	combined [1] - 10:16	entitled [1] - 19:8	•
	bears [1] - 17:13	comment [1] - 13:3	evaluate [1] - 11:9	IB [1] - 12:20
4	between [1] - 13:17	comments [1] - 11:6	exactly [2] - 5:22, 18:7	identify [1] - 12:9
	big [3] - 9:9, 9:14,	commercial [3] - 6:6,	examples [1] - 4:9	immediately [2] -
40 [2] - 14:18, 15:1	16:10	15:8, 15:9	Exceptions [1] - 4:7	14:1, 17:20
	bigger [2] - 11:16,	common [1] - 14:1	expected [1] - 14:12	impacting [1] - 7:10
5	18:6	completely [1] - 5:5	Explanatory [1] - 4:7	impossible [1] - 6:1
55th [1] - 12:8	bit [1] - 8:21	conceptually [1] -	exposing [1] - 16:18	increased [1] - 4:10
55(11 [1] - 12.0	Board [3] - 4:1, 9:20,	10:6	exterior [1] - 8:12	information [2] - 5:14,
^	16:2	concern [1] - 10:11		16:8
Α	board [1] - 9:14	confused [1] - 10:21	F	Institute [2] - 17:8,
above -entitled [1] -				47.44
	BRASELTON [14] -			17:11
19:8	BRASELTON [14] - 6:7, 6:17, 8:13,	conscience [1] - 7:20	fair [1] - 7:3	institutional [1] -
	6:7, 6:17, 8:13,	conscience [1] - 7:20 considered [1] - 7:5	fall [1] - 12:16	
19:8	6:7, 6:17, 8:13, 11:12, 11:15, 13:15,	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22	fall [1] - 12:16 family [1] - 13:4	institutional [1] -
19:8 abut [4] - 5:16, 6:8,	6:7, 6:17, 8:13, 11:12, 11:15, 13:15, 17:13, 17:21, 18:2,	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22 continue [3] - 16:5,	fall [1] - 12:16 family [1] - 13:4 FAR [1] - 4:19	institutional [1] - 12:20
19:8 abut [4] - 5:16, 6:8, 13:22, 15:11	6:7, 6:17, 8:13, 11:12, 11:15, 13:15, 17:13, 17:21, 18:2, 18:7, 18:12, 18:16,	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22 continue [3] - 16:5, 18:13, 18:15	fall [1] - 12:16 family [1] - 13:4	institutional [1] - 12:20 intensity [1] - 9:3
19:8 abut [4] - 5:16, 6:8, 13:22, 15:11 abuts [1] - 14:7	6:7, 6:17, 8:13, 11:12, 11:15, 13:15, 17:13, 17:21, 18:2, 18:7, 18:12, 18:16, 18:19, 19:4	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22 continue [3] - 16:5, 18:13, 18:15 corners [1] - 18:8	fall [1] - 12:16 family [1] - 13:4 FAR [1] - 4:19	institutional [1] - 12:20 intensity [1] - 9:3 intention [2] - 11:14,
19:8 abut [4] - 5:16, 6:8, 13:22, 15:11 abuts [1] - 14:7 abutting [2] - 13:6,	6:7, 6:17, 8:13, 11:12, 11:15, 13:15, 17:13, 17:21, 18:2, 18:7, 18:12, 18:16, 18:19, 19:4 bring [1] - 11:3	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22 continue [3] - 16:5, 18:13, 18:15 corners [1] - 18:8 correct [1] - 18:18	fall [1] - 12:16 family [1] - 13:4 FAR [1] - 4:19 favor [1] - 6:13	institutional [1] - 12:20 intensity [1] - 9:3 intention [2] - 11:14, 12:5
19:8 abut [4] - 5:16, 6:8, 13:22, 15:11 abuts [1] - 14:7 abutting [2] - 13:6, 13:13	6:7, 6:17, 8:13, 11:12, 11:15, 13:15, 17:13, 17:21, 18:2, 18:7, 18:12, 18:16, 18:19, 19:4 bring [1] - 11:3 brought [1] - 17:4	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22 continue [3] - 16:5, 18:13, 18:15 corners [1] - 18:8 correct [1] - 18:18 County [1] - 12:8	fall [1] - 12:16 family [1] - 13:4 FAR [1] - 4:19 favor [1] - 6:13 feet [8] - 4:14, 4:17,	institutional [1] - 12:20 intensity [1] - 9:3 intention [2] - 11:14, 12:5 interesting [1] - 15:21
19:8 abut [4] - 5:16, 6:8, 13:22, 15:11 abuts [1] - 14:7 abutting [2] - 13:6, 13:13 Accommodate [1] -	6:7, 6:17, 8:13, 11:12, 11:15, 13:15, 17:13, 17:21, 18:2, 18:7, 18:12, 18:16, 18:19, 19:4 bring [1] - 11:3	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22 continue [3] - 16:5, 18:13, 18:15 corners [1] - 18:8 correct [1] - 18:18 County [1] - 12:8 course [1] - 14:3	fall [1] - 12:16 family [1] - 13:4 FAR [1] - 4:19 favor [1] - 6:13 feet [8] - 4:14, 4:17, 4:18, 14:19, 15:1,	institutional [1] - 12:20 intensity [1] - 9:3 intention [2] - 11:14, 12:5 interesting [1] - 15:21 IP [1] - 17:12
19:8 abut [4] - 5:16, 6:8, 13:22, 15:11 abuts [1] - 14:7 abutting [2] - 13:6, 13:13 Accommodate [1] - 8:22	6:7, 6:17, 8:13, 11:12, 11:15, 13:15, 17:13, 17:21, 18:2, 18:7, 18:12, 18:16, 18:19, 19:4 bring [1] - 11:3 brought [1] - 17:4 build [3] - 7:15, 15:7, 18:5	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22 continue [3] - 16:5, 18:13, 18:15 corners [1] - 18:8 correct [1] - 18:18 County [1] - 12:8 course [1] - 14:3 coverage [3] - 4:8,	fall [1] - 12:16 family [1] - 13:4 FAR [1] - 4:19 favor [1] - 6:13 feet [8] - 4:14, 4:17, 4:18, 14:19, 15:1, 15:8, 15:10	institutional [1] - 12:20 intensity [1] - 9:3 intention [2] - 11:14, 12:5 interesting [1] - 15:21 IP [1] - 17:12 issue [2] - 8:14, 11:3
19:8 abut [4] - 5:16, 6:8, 13:22, 15:11 abuts [1] - 14:7 abutting [2] - 13:6, 13:13 Accommodate [1] - 8:22 acre [7] - 10:15, 10:19,	6:7, 6:17, 8:13, 11:12, 11:15, 13:15, 17:13, 17:21, 18:2, 18:7, 18:12, 18:16, 18:19, 19:4 bring [1] - 11:3 brought [1] - 17:4 build [3] - 7:15, 15:7, 18:5 building [10] - 4:15,	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22 continue [3] - 16:5, 18:13, 18:15 corners [1] - 18:8 correct [1] - 18:18 County [1] - 12:8 course [1] - 14:3 coverage [3] - 4:8, 4:10, 4:19	fall [1] - 12:16 family [1] - 13:4 FAR [1] - 4:19 favor [1] - 6:13 feet [8] - 4:14, 4:17, 4:18, 14:19, 15:1, 15:8, 15:10 fell [1] - 17:9	institutional [1] - 12:20 intensity [1] - 9:3 intention [2] - 11:14, 12:5 interesting [1] - 15:21 IP [1] - 17:12 issue [2] - 8:14, 11:3
19:8 abut [4] - 5:16, 6:8, 13:22, 15:11 abuts [1] - 14:7 abutting [2] - 13:6, 13:13 Accommodate [1] - 8:22 acre [7] - 10:15, 10:19, 10:21, 12:6, 12:17,	6:7, 6:17, 8:13, 11:12, 11:15, 13:15, 17:13, 17:21, 18:2, 18:7, 18:12, 18:16, 18:19, 19:4 bring [1] - 11:3 brought [1] - 17:4 build [3] - 7:15, 15:7, 18:5 building [10] - 4:15, 4:20, 7:13, 8:2, 15:7,	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22 continue [3] - 16:5, 18:13, 18:15 corners [1] - 18:8 correct [1] - 18:18 County [1] - 12:8 course [1] - 14:3 coverage [3] - 4:8, 4:10, 4:19 CRNOVICH [23] - 7:1,	fall [1] - 12:16 family [1] - 13:4 FAR [1] - 4:19 favor [1] - 6:13 feet [8] - 4:14, 4:17, 4:18, 14:19, 15:1, 15:8, 15:10 fell [1] - 17:9 first [1] - 14:18	institutional [1] - 12:20 intensity [1] - 9:3 intention [2] - 11:14, 12:5 interesting [1] - 15:21 IP [1] - 17:12 issue [2] - 8:14, 11:3 JABLONSKI [19] -
19:8 abut [4] - 5:16, 6:8, 13:22, 15:11 abuts [1] - 14:7 abutting [2] - 13:6, 13:13 Accommodate [1] - 8:22 acre [7] - 10:15, 10:19, 10:21, 12:6, 12:17, 13:4, 16:15	6:7, 6:17, 8:13, 11:12, 11:15, 13:15, 17:13, 17:21, 18:2, 18:7, 18:12, 18:16, 18:19, 19:4 bring [1] - 11:3 brought [1] - 17:4 build [3] - 7:15, 15:7, 18:5 building [10] - 4:15,	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22 continue [3] - 16:5, 18:13, 18:15 corners [1] - 18:8 correct [1] - 18:18 County [1] - 12:8 course [1] - 14:3 coverage [3] - 4:8, 4:10, 4:19 CRNOVICH [23] - 7:1, 7:22, 8:6, 8:9, 8:14,	fall [1] - 12:16 family [1] - 13:4 FAR [1] - 4:19 favor [1] - 6:13 feet [8] - 4:14, 4:17, 4:18, 14:19, 15:1, 15:8, 15:10 fell [1] - 17:9 first [1] - 14:18 floor [2] - 15:9	institutional [1] - 12:20 intensity [1] - 9:3 intention [2] - 11:14, 12:5 interesting [1] - 15:21 IP [1] - 17:12 issue [2] - 8:14, 11:3 JABLONSKI [19] - 5:18, 5:21, 6:22, 7:7,
19:8 abut [4] - 5:16, 6:8, 13:22, 15:11 abuts [1] - 14:7 abutting [2] - 13:6, 13:13 Accommodate [1] - 8:22 acre [7] - 10:15, 10:19, 10:21, 12:6, 12:17, 13:4, 16:15 acreage [1] - 12:9	6:7, 6:17, 8:13, 11:12, 11:15, 13:15, 17:13, 17:21, 18:2, 18:7, 18:12, 18:16, 18:19, 19:4 bring [1] - 11:3 brought [1] - 17:4 build [3] - 7:15, 15:7, 18:5 building [10] - 4:15, 4:20, 7:13, 8:2, 15:7, 15:8, 15:9, 18:5, 18:6	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22 continue [3] - 16:5, 18:13, 18:15 corners [1] - 18:8 correct [1] - 18:18 County [1] - 12:8 course [1] - 14:3 coverage [3] - 4:8, 4:10, 4:19 CRNOVICH [23] - 7:1, 7:22, 8:6, 8:9, 8:14, 8:19, 9:8, 9:13, 10:9,	fall [1] - 12:16 family [1] - 13:4 FAR [1] - 4:19 favor [1] - 6:13 feet [8] - 4:14, 4:17, 4:18, 14:19, 15:1, 15:8, 15:10 fell [1] - 17:9 first [1] - 14:18 floor [2] - 15:9 floor-to-floor [1] -	institutional [1] - 12:20 intensity [1] - 9:3 intention [2] - 11:14, 12:5 interesting [1] - 15:21 IP [1] - 17:12 issue [2] - 8:14, 11:3 JABLONSKI [19] - 5:18, 5:21, 6:22, 7:7, 10:11, 10:18, 11:1,
19:8 abut [4] - 5:16, 6:8, 13:22, 15:11 abuts [1] - 14:7 abutting [2] - 13:6, 13:13 Accommodate [1] - 8:22 acre [7] - 10:15, 10:19, 10:21, 12:6, 12:17, 13:4, 16:15 acreage [1] - 12:9 acres [1] - 12:12	6:7, 6:17, 8:13, 11:12, 11:15, 13:15, 17:13, 17:21, 18:2, 18:7, 18:12, 18:16, 18:19, 19:4 bring [1] - 11:3 brought [1] - 17:4 build [3] - 7:15, 15:7, 18:5 building [10] - 4:15, 4:20, 7:13, 8:2, 15:7, 15:8, 15:9, 18:5, 18:6 bulk [2] - 4:4, 4:8	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22 continue [3] - 16:5, 18:13, 18:15 corners [1] - 18:8 correct [1] - 18:18 County [1] - 12:8 course [1] - 14:3 coverage [3] - 4:8, 4:10, 4:19 CRNOVICH [23] - 7:1, 7:22, 8:6, 8:9, 8:14, 8:19, 9:8, 9:13, 10:9, 10:16, 10:20, 12:19,	fall [1] - 12:16 family [1] - 13:4 FAR [1] - 4:19 favor [1] - 6:13 feet [8] - 4:14, 4:17, 4:18, 14:19, 15:1, 15:8, 15:10 fell [1] - 17:9 first [1] - 14:18 floor [2] - 15:9 floor-to-floor [1] - 15:9	institutional [1] - 12:20 intensity [1] - 9:3 intention [2] - 11:14, 12:5 interesting [1] - 15:21 IP [1] - 17:12 issue [2] - 8:14, 11:3 JABLONSKI [19] - 5:18, 5:21, 6:22, 7:7, 10:11, 10:18, 11:1, 11:18, 11:22, 14:17,
19:8 abut [4] - 5:16, 6:8, 13:22, 15:11 abuts [1] - 14:7 abutting [2] - 13:6, 13:13 Accommodate [1] - 8:22 acre [7] - 10:15, 10:19, 10:21, 12:6, 12:17, 13:4, 16:15 acreage [1] - 12:9 acres [1] - 12:12 add [1] - 12:20 added [1] - 7:2	6:7, 6:17, 8:13, 11:12, 11:15, 13:15, 17:13, 17:21, 18:2, 18:7, 18:12, 18:16, 18:19, 19:4 bring [1] - 11:3 brought [1] - 17:4 build [3] - 7:15, 15:7, 18:5 building [10] - 4:15, 4:20, 7:13, 8:2, 15:7, 15:8, 15:9, 18:5, 18:6	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22 continue [3] - 16:5, 18:13, 18:15 corners [1] - 18:8 correct [1] - 18:18 County [1] - 12:8 course [1] - 14:3 coverage [3] - 4:8, 4:10, 4:19 CRNOVICH [23] - 7:1, 7:22, 8:6, 8:9, 8:14, 8:19, 9:8, 9:13, 10:9, 10:16, 10:20, 12:19, 13:2, 13:12, 13:18,	fall [1] - 12:16 family [1] - 13:4 FAR [1] - 4:19 favor [1] - 6:13 feet [8] - 4:14, 4:17, 4:18, 14:19, 15:1, 15:8, 15:10 fell [1] - 17:9 first [1] - 14:18 floor [2] - 15:9 floor-to-floor [1] - 15:9 focus [1] - 9:20	institutional [1] - 12:20 intensity [1] - 9:3 intention [2] - 11:14, 12:5 interesting [1] - 15:21 IP [1] - 17:12 issue [2] - 8:14, 11:3 JABLONSKI [19] - 5:18, 5:21, 6:22, 7:7, 10:11, 10:18, 11:1, 11:18, 11:22, 14:17, 14:22, 15:4, 15:11,
19:8 abut [4] - 5:16, 6:8, 13:22, 15:11 abuts [1] - 14:7 abutting [2] - 13:6, 13:13 Accommodate [1] - 8:22 acre [7] - 10:15, 10:19, 10:21, 12:6, 12:17, 13:4, 16:15 acreage [1] - 12:9 acres [1] - 12:12 add [1] - 12:20	6:7, 6:17, 8:13, 11:12, 11:15, 13:15, 17:13, 17:21, 18:2, 18:7, 18:12, 18:16, 18:19, 19:4 bring [1] - 11:3 brought [1] - 17:4 build [3] - 7:15, 15:7, 18:5 building [10] - 4:15, 4:20, 7:13, 8:2, 15:7, 15:8, 15:9, 18:5, 18:6 bulk [2] - 4:4, 4:8 business [2] - 8:22, 9:15	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22 continue [3] - 16:5, 18:13, 18:15 corners [1] - 18:8 correct [1] - 18:18 County [1] - 12:8 course [1] - 14:3 coverage [3] - 4:8, 4:10, 4:19 CRNOVICH [23] - 7:1, 7:22, 8:6, 8:9, 8:14, 8:19, 9:8, 9:13, 10:9, 10:16, 10:20, 12:19, 13:2, 13:12, 13:18, 13:22, 14:6, 15:2,	fall [1] - 12:16 family [1] - 13:4 FAR [1] - 4:19 favor [1] - 6:13 feet [8] - 4:14, 4:17, 4:18, 14:19, 15:1, 15:8, 15:10 fell [1] - 17:9 first [1] - 14:18 floor [2] - 15:9 floor-to-floor [1] - 15:9 focus [1] - 9:20 footnotes [2] - 4:4, 4:6	institutional [1] - 12:20 intensity [1] - 9:3 intention [2] - 11:14, 12:5 interesting [1] - 15:21 IP [1] - 17:12 issue [2] - 8:14, 11:3 JABLONSKI [19] - 5:18, 5:21, 6:22, 7:7, 10:11, 10:18, 11:1, 11:18, 11:22, 14:17, 14:22, 15:4, 15:11, 16:1, 16:6, 16:13,
19:8 abut [4] - 5:16, 6:8, 13:22, 15:11 abuts [1] - 14:7 abutting [2] - 13:6, 13:13 Accommodate [1] - 8:22 acre [7] - 10:15, 10:19, 10:21, 12:6, 12:17, 13:4, 16:15 acreage [1] - 12:9 acres [1] - 12:12 add [1] - 12:20 added [1] - 7:2 adjacent [2] - 4:22, 17:20	6:7, 6:17, 8:13, 11:12, 11:15, 13:15, 17:13, 17:21, 18:2, 18:7, 18:12, 18:16, 18:19, 19:4 bring [1] - 11:3 brought [1] - 17:4 build [3] - 7:15, 15:7, 18:5 building [10] - 4:15, 4:20, 7:13, 8:2, 15:7, 15:8, 15:9, 18:5, 18:6 bulk [2] - 4:4, 4:8 business [2] - 8:22,	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22 continue [3] - 16:5, 18:13, 18:15 corners [1] - 18:8 correct [1] - 18:18 County [1] - 12:8 course [1] - 14:3 coverage [3] - 4:8, 4:10, 4:19 CRNOVICH [23] - 7:1, 7:22, 8:6, 8:9, 8:14, 8:19, 9:8, 9:13, 10:9, 10:16, 10:20, 12:19, 13:2, 13:12, 13:18, 13:22, 14:6, 15:2, 15:12, 16:21, 17:4,	fall [1] - 12:16 family [1] - 13:4 FAR [1] - 4:19 favor [1] - 6:13 feet [8] - 4:14, 4:17, 4:18, 14:19, 15:1, 15:8, 15:10 fell [1] - 17:9 first [1] - 14:18 floor [2] - 15:9 floor-to-floor [1] - 15:9 focus [1] - 9:20 footnotes [2] - 4:4, 4:6 form [1] - 6:21	institutional [1] - 12:20 intensity [1] - 9:3 intention [2] - 11:14, 12:5 interesting [1] - 15:21 IP [1] - 17:12 issue [2] - 8:14, 11:3 J JABLONSKI [19] - 5:18, 5:21, 6:22, 7:7, 10:11, 10:18, 11:1, 11:18, 11:22, 14:17, 14:22, 15:4, 15:11, 16:1, 16:6, 16:13, 16:17, 18:20, 19:2
19:8 abut [4] - 5:16, 6:8, 13:22, 15:11 abuts [1] - 14:7 abutting [2] - 13:6, 13:13 Accommodate [1] - 8:22 acre [7] - 10:15, 10:19, 10:21, 12:6, 12:17, 13:4, 16:15 acreage [1] - 12:9 acres [1] - 12:12 add [1] - 12:20 added [1] - 7:2 adjacent [2] - 4:22,	6:7, 6:17, 8:13, 11:12, 11:15, 13:15, 17:13, 17:21, 18:2, 18:7, 18:12, 18:16, 18:19, 19:4 bring [1] - 11:3 brought [1] - 17:4 build [3] - 7:15, 15:7, 18:5 building [10] - 4:15, 4:20, 7:13, 8:2, 15:7, 15:8, 15:9, 18:5, 18:6 bulk [2] - 4:4, 4:8 business [2] - 8:22, 9:15 businesses [2] - 7:4, 9:1	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22 continue [3] - 16:5, 18:13, 18:15 corners [1] - 18:8 correct [1] - 18:18 County [1] - 12:8 course [1] - 14:3 coverage [3] - 4:8, 4:10, 4:19 CRNOVICH [23] - 7:1, 7:22, 8:6, 8:9, 8:14, 8:19, 9:8, 9:13, 10:9, 10:16, 10:20, 12:19, 13:2, 13:12, 13:18, 13:22, 14:6, 15:2, 15:12, 16:21, 17:4, 17:10, 18:22	fall [1] - 12:16 family [1] - 13:4 FAR [1] - 4:19 favor [1] - 6:13 feet [8] - 4:14, 4:17, 4:18, 14:19, 15:1, 15:8, 15:10 fell [1] - 17:9 first [1] - 14:18 floor [2] - 15:9 floor -to-floor [1] - 15:9 focus [1] - 9:20 footnotes [2] - 4:4, 4:6 form [1] - 6:21 forward [1] - 4:13	institutional [1] - 12:20 intensity [1] - 9:3 intention [2] - 11:14, 12:5 interesting [1] - 15:21 IP [1] - 17:12 issue [2] - 8:14, 11:3 JABLONSKI [19] - 5:18, 5:21, 6:22, 7:7, 10:11, 10:18, 11:1, 11:18, 11:22, 14:17, 14:22, 15:4, 15:11, 16:1, 16:6, 16:13,
19:8 abut [4] - 5:16, 6:8, 13:22, 15:11 abuts [1] - 14:7 abutting [2] - 13:6, 13:13 Accommodate [1] - 8:22 acre [7] - 10:15, 10:19, 10:21, 12:6, 12:17, 13:4, 16:15 acreage [1] - 12:9 acres [1] - 12:12 add [1] - 12:20 added [1] - 7:2 adjacent [2] - 4:22, 17:20 adjoining [2] - 5:18,	6:7, 6:17, 8:13, 11:12, 11:15, 13:15, 17:13, 17:21, 18:2, 18:7, 18:12, 18:16, 18:19, 19:4 bring [1] - 11:3 brought [1] - 17:4 build [3] - 7:15, 15:7, 18:5 building [10] - 4:15, 4:20, 7:13, 8:2, 15:7, 15:8, 15:9, 18:5, 18:6 bulk [2] - 4:4, 4:8 business [2] - 8:22, 9:15 businesses [2] - 7:4,	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22 continue [3] - 16:5, 18:13, 18:15 corners [1] - 18:8 correct [1] - 18:18 County [1] - 12:8 course [1] - 14:3 coverage [3] - 4:8, 4:10, 4:19 CRNOVICH [23] - 7:1, 7:22, 8:6, 8:9, 8:14, 8:19, 9:8, 9:13, 10:9, 10:16, 10:20, 12:19, 13:2, 13:12, 13:18, 13:22, 14:6, 15:2, 15:12, 16:21, 17:4,	fall [1] - 12:16 family [1] - 13:4 FAR [1] - 4:19 favor [1] - 6:13 feet [8] - 4:14, 4:17, 4:18, 14:19, 15:1, 15:8, 15:10 fell [1] - 17:9 first [1] - 14:18 floor [2] - 15:9 floor -to-floor [1] - 15:9 focus [1] - 9:20 footnotes [2] - 4:4, 4:6 form [1] - 6:21 forward [1] - 4:13 four [1] - 17:19	institutional [1] - 12:20 intensity [1] - 9:3 intention [2] - 11:14, 12:5 interesting [1] - 15:21 IP [1] - 17:12 issue [2] - 8:14, 11:3 JABLONSKI [19] -5:18, 5:21, 6:22, 7:7,10:11, 10:18, 11:1,11:18, 11:22, 14:17,14:22, 15:4, 15:11,16:1, 16:6, 16:13,16:17, 18:20, 19:2Julie [1] - 18:21
19:8 abut [4] - 5:16, 6:8, 13:22, 15:11 abuts [1] - 14:7 abutting [2] - 13:6, 13:13 Accommodate [1] - 8:22 acre [7] - 10:15, 10:19, 10:21, 12:6, 12:17, 13:4, 16:15 acreage [1] - 12:9 acres [1] - 12:12 add [1] - 12:20 added [1] - 7:2 adjacent [2] - 4:22, 17:20 adjoining [2] - 5:18, 13:4	6:7, 6:17, 8:13, 11:12, 11:15, 13:15, 17:13, 17:21, 18:2, 18:7, 18:12, 18:16, 18:19, 19:4 bring [1] - 11:3 brought [1] - 17:4 build [3] - 7:15, 15:7, 18:5 building [10] - 4:15, 4:20, 7:13, 8:2, 15:7, 15:8, 15:9, 18:5, 18:6 bulk [2] - 4:4, 4:8 businesses [2] - 8:22, 9:15 businesses [2] - 7:4, 9:1 busy [1] - 11:6	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22 continue [3] - 16:5, 18:13, 18:15 corners [1] - 18:8 correct [1] - 18:18 County [1] - 12:8 course [1] - 14:3 coverage [3] - 4:8, 4:10, 4:19 CRNOVICH [23] - 7:1, 7:22, 8:6, 8:9, 8:14, 8:19, 9:8, 9:13, 10:9, 10:16, 10:20, 12:19, 13:2, 13:12, 13:18, 13:22, 14:6, 15:2, 15:12, 16:21, 17:4, 17:10, 18:22 current [1] - 4:11	fall [1] - 12:16 family [1] - 13:4 FAR [1] - 4:19 favor [1] - 6:13 feet [8] - 4:14, 4:17, 4:18, 14:19, 15:1, 15:8, 15:10 fell [1] - 17:9 first [1] - 14:18 floor [2] - 15:9 floor-to-floor [1] - 15:9 focus [1] - 9:20 footnotes [2] - 4:4, 4:6 form [1] - 6:21 forward [1] - 4:13 four [1] - 17:19 front [2] - 4:13, 4:15	institutional [1] - 12:20 intensity [1] - 9:3 intention [2] - 11:14, 12:5 interesting [1] - 15:21 IP [1] - 17:12 issue [2] - 8:14, 11:3 J JABLONSKI [19] - 5:18, 5:21, 6:22, 7:7, 10:11, 10:18, 11:1, 11:18, 11:22, 14:17, 14:22, 15:4, 15:11, 16:1, 16:6, 16:13, 16:17, 18:20, 19:2
19:8 abut [4] - 5:16, 6:8, 13:22, 15:11 abuts [1] - 14:7 abutting [2] - 13:6, 13:13 Accommodate [1] - 8:22 acre [7] - 10:15, 10:19, 10:21, 12:6, 12:17, 13:4, 16:15 acreage [1] - 12:9 acres [1] - 12:12 add [1] - 12:20 added [1] - 7:2 adjacent [2] - 4:22, 17:20 adjoining [2] - 5:18, 13:4 adversely [1] - 15:4	6:7, 6:17, 8:13, 11:12, 11:15, 13:15, 17:13, 17:21, 18:2, 18:7, 18:12, 18:16, 18:19, 19:4 bring [1] - 11:3 brought [1] - 17:4 build [3] - 7:15, 15:7, 18:5 building [10] - 4:15, 4:20, 7:13, 8:2, 15:7, 15:8, 15:9, 18:5, 18:6 bulk [2] - 4:4, 4:8 businesse [2] - 8:22, 9:15 businesses [2] - 7:4, 9:1 busy [1] - 11:6	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22 continue [3] - 16:5, 18:13, 18:15 corners [1] - 18:8 correct [1] - 18:18 County [1] - 12:8 course [1] - 14:3 coverage [3] - 4:8, 4:10, 4:19 CRNOVICH [23] - 7:1, 7:22, 8:6, 8:9, 8:14, 8:19, 9:8, 9:13, 10:9, 10:16, 10:20, 12:19, 13:2, 13:12, 13:18, 13:22, 14:6, 15:2, 15:12, 16:21, 17:4, 17:10, 18:22	fall [1] - 12:16 family [1] - 13:4 FAR [1] - 4:19 favor [1] - 6:13 feet [8] - 4:14, 4:17, 4:18, 14:19, 15:1, 15:8, 15:10 fell [1] - 17:9 first [1] - 14:18 floor [2] - 15:9 floor-to-floor [1] - 15:9 focus [1] - 9:20 footnotes [2] - 4:4, 4:6 form [1] - 6:21 forward [1] - 4:13 four [1] - 17:19 front [2] - 4:13, 4:15 fuss [1] - 5:13	institutional [1] - 12:20 intensity [1] - 9:3 intention [2] - 11:14, 12:5 interesting [1] - 15:21 IP [1] - 17:12 issue [2] - 8:14, 11:3 JABLONSKI [19] -5:18, 5:21, 6:22, 7:7,10:11, 10:18, 11:1,11:18, 11:22, 14:17,14:22, 15:4, 15:11,16:1, 16:6, 16:13,16:17, 18:20, 19:2Julie [1] - 18:21
19:8 abut [4] - 5:16, 6:8, 13:22, 15:11 abuts [1] - 14:7 abutting [2] - 13:6, 13:13 Accommodate [1] - 8:22 acre [7] - 10:15, 10:19, 10:21, 12:6, 12:17, 13:4, 16:15 acreage [1] - 12:9 acres [1] - 12:12 adde [1] - 7:2 adjacent [2] - 4:22, 17:20 adjacent [2] - 5:18, 13:4 adversely [1] - 15:4 affected [1] - 6:12 ago [1] - 8:2	6:7, 6:17, 8:13, 11:12, 11:15, 13:15, 17:13, 17:21, 18:2, 18:7, 18:12, 18:16, 18:19, 19:4 bring [1] - 11:3 brought [1] - 17:4 build [3] - 7:15, 15:7, 18:5 building [10] - 4:15, 4:20, 7:13, 8:2, 15:7, 15:8, 15:9, 18:5, 18:6 bulk [2] - 4:4, 4:8 businesses [2] - 8:22, 9:15 businesses [2] - 7:4, 9:1 busy [1] - 11:6 C case [3] - 6:5, 9:22,	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22 continue [3] - 16:5, 18:13, 18:15 corners [1] - 18:8 correct [1] - 18:18 County [1] - 12:8 course [1] - 14:3 coverage [3] - 4:8, 4:10, 4:19 CRNOVICH [23] - 7:1, 7:22, 8:6, 8:9, 8:14, 8:19, 9:8, 9:13, 10:9, 10:16, 10:20, 12:19, 13:2, 13:12, 13:18, 13:22, 14:6, 15:2, 15:12, 16:21, 17:4, 17:10, 18:22 current [1] - 4:11	fall [1] - 12:16 family [1] - 13:4 FAR [1] - 4:19 favor [1] - 6:13 feet [8] - 4:14, 4:17, 4:18, 14:19, 15:1, 15:8, 15:10 fell [1] - 17:9 first [1] - 14:18 floor [2] - 15:9 floor-to-floor [1] - 15:9 focus [1] - 9:20 footnotes [2] - 4:4, 4:6 form [1] - 6:21 forward [1] - 4:13 four [1] - 17:19 front [2] - 4:13, 4:15 fuss [1] - 5:13 \mathbf{G}	institutional [1] - 12:20 intensity [1] - 9:3 intention [2] - 11:14, 12:5 interesting [1] - 15:21 IP [1] - 17:12 issue [2] - 8:14, 11:3 JABLONSKI [19] - 5:18, 5:21, 6:22, 7:7, 10:11, 10:18, 11:1, 11:18, 11:22, 14:17, 14:22, 15:4, 15:11, 16:1, 16:6, 16:13, 16:17, 18:20, 19:2 Julie [1] - 18:21 K
19:8 abut [4] - 5:16, 6:8, 13:22, 15:11 abuts [1] - 14:7 abutting [2] - 13:6, 13:13 Accommodate [1] - 8:22 acre [7] - 10:15, 10:19, 10:21, 12:6, 12:17, 13:4, 16:15 acreage [1] - 12:9 acres [1] - 12:12 add [1] - 7:2 adjacent [2] - 4:22, 17:20 adjoining [2] - 5:18, 13:4 adversely [1] - 15:4 affected [1] - 6:12 ago [1] - 8:2 agree [1] - 16:6	6:7, 6:17, 8:13, 11:12, 11:15, 13:15, 17:13, 17:21, 18:2, 18:7, 18:12, 18:16, 18:19, 19:4 bring [1] - 11:3 brought [1] - 17:4 build [3] - 7:15, 15:7, 18:5 building [10] - 4:15, 4:20, 7:13, 8:2, 15:7, 15:8, 15:9, 18:5, 18:6 bulk [2] - 4:4, 4:8 businesses [2] - 8:22, 9:15 businesses [2] - 7:4, 9:1 busy [1] - 11:6 C Case [3] - 6:5, 9:22, 10:3	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22 continue [3] - 16:5, 18:13, 18:15 corners [1] - 18:8 correct [1] - 18:18 Courty [1] - 12:8 course [1] - 14:3 coverage [3] - 4:8, 4:10, 4:19 CRNOVICH [23] - 7:1, 7:22, 8:6, 8:9, 8:14, 8:19, 9:8, 9:13, 10:9, 10:16, 10:20, 12:19, 13:2, 13:12, 13:18, 13:22, 14:6, 15:2, 15:12, 16:21, 17:4, 17:10, 18:22 current [1] - 4:11 D	fall [1] - 12:16 family [1] - 13:4 FAR [1] - 4:19 favor [1] - 6:13 feet [8] - 4:14, 4:17, 4:18, 14:19, 15:1, 15:8, 15:10 fell [1] - 17:9 first [1] - 14:18 floor [2] - 15:9 floor-to-floor [1] - 15:9 foctus [1] - 9:20 footnotes [2] - 4:4, 4:6 form [1] - 6:21 forward [1] - 4:13 four [1] - 17:19 front [2] - 4:13, 4:15 fuss [1] - 5:13 G graphically [1] - 6:20	institutional [1] - 12:20 intensity [1] - 9:3 intention [2] - 11:14, 12:5 interesting [1] - 15:21 IP [1] - 17:12 issue [2] - 8:14, 11:3 JABLONSKI [19] - 5:18, 5:21, 6:22, 7:7, 10:11, 10:18, 11:1, 11:18, 11:22, 14:17, 14:22, 15:4, 15:11, 16:1, 16:6, 16:13, 16:17, 18:20, 19:2 Julie [1] - 18:21 K Kensington [3] - 5:4,
19:8 abut [4] - 5:16, 6:8, 13:22, 15:11 abuts [1] - 14:7 abutting [2] - 13:6, 13:13 Accommodate [1] - 8:22 acre [7] - 10:15, 10:19, 10:21, 12:6, 12:17, 13:4, 16:15 acreage [1] - 12:9 acres [1] - 12:12 add [1] - 12:20 added [1] - 7:2 adjacent [2] - 4:22, 17:20 adjoining [2] - 5:18, 13:4 adversely [1] - 15:4 affected [1] - 6:12 ago [1] - 8:2 agree [1] - 16:6 alley [1] - 14:3	6:7, 6:17, 8:13, 11:12, 11:15, 13:15, 17:13, 17:21, 18:2, 18:7, 18:12, 18:16, 18:19, 19:4 bring [1] - 11:3 brought [1] - 17:4 build [3] - 7:15, 15:7, 18:5 building [10] - 4:15, 4:20, 7:13, 8:2, 15:7, 15:8, 15:9, 18:5, 18:6 bulk [2] - 4:4, 4:8 businesses [2] - 8:22, 9:15 businesses [2] - 7:4, 9:1 busy [1] - 11:6 C Case [3] - 6:5, 9:22, 10:3 CASHMAN [44] - 5:2,	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22 continue [3] - 16:5, 18:13, 18:15 corners [1] - 18:8 correct [1] - 18:18 County [1] - 12:8 course [1] - 14:3 coverage [3] - 4:8, 4:10, 4:19 CRNOVICH [23] - 7:1, 7:22, 8:6, 8:9, 8:14, 8:19, 9:8, 9:13, 10:9, 10:16, 10:20, 12:19, 13:2, 13:12, 13:18, 13:22, 14:6, 15:2, 15:12, 16:21, 17:4, 17:10, 18:22 current [1] - 4:11 D Deb [1] - 6:5 definition [1] - 8:20	fall [1] - 12:16 family [1] - 13:4 FAR [1] - 4:19 favor [1] - 6:13 feet [8] - 4:14, 4:17, 4:18, 14:19, 15:1, 15:8, 15:10 fell [1] - 17:9 first [1] - 14:18 floor [2] - 15:9 floor-to-floor [1] - 15:9 focus [1] - 9:20 footnotes [2] - 4:4, 4:6 form [1] - 6:21 forward [1] - 4:13 four [1] - 17:19 front [2] - 4:13, 4:15 fuss [1] - 5:13 G graphically [1] - 6:20 great [1] - 10:5	institutional [1] - 12:20 intensity [1] - 9:3 intention [2] - 11:14, 12:5 interesting [1] - 15:21 IP [1] - 17:12 issue [2] - 8:14, 11:3 J JABLONSKI [19] - 5:18, 5:21, 6:22, 7:7, 10:11, 10:18, 11:1, 11:18, 11:22, 14:17, 14:22, 15:4, 15:11, 16:1, 16:6, 16:13, 16:17, 18:20, 19:2 Julie [1] - 18:21 K Kensington [3] - 5:4, 14:14, 15:22
19:8 abut [4] - 5:16, 6:8, 13:22, 15:11 abuts [1] - 14:7 abutting [2] - 13:6, 13:13 Accommodate [1] - 8:22 acre [7] - 10:15, 10:19, 10:21, 12:6, 12:17, 13:4, 16:15 acreage [1] - 12:9 acres [1] - 12:12 adde [1] - 12:20 added [1] - 7:2 adjacent [2] - 4:22, 17:20 adjoining [2] - 5:18, 13:4 adversely [1] - 15:4 affected [1] - 6:12 ago [1] - 8:2 agree [1] - 16:6 alley [1] - 14:3 amendment [4] - 4:12,	$\begin{array}{c} 6:7, 6:17, 8:13, \\ 11:12, 11:15, 13:15, \\ 17:13, 17:21, 18:2, \\ 18:7, 18:12, 18:16, \\ 18:19, 19:4 \\ \textbf{bring [1] - 11:3} \\ \textbf{brought [1] - 17:4} \\ \textbf{build [3] - 7:15, 15:7, \\ 18:5 \\ \textbf{building [10] - 4:15, } \\ 4:20, 7:13, 8:2, 15:7, \\ 15:8, 15:9, 18:5, \\ 18:6 \\ \textbf{bulk [2] - 4:4, 4:8} \\ \textbf{business [2] - 8:22, } \\ 9:15 \\ \textbf{businesses [2] - 7:4, } \\ 9:1 \\ \textbf{busy [1] - 11:6} \\ \hline \begin{array}{c} \\ \hline \\ $	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22 continue [3] - 16:5, 18:13, 18:15 corners [1] - 18:8 correct [1] - 18:18 County [1] - 12:8 course [1] - 14:3 coverage [3] - 4:8, 4:10, 4:19 CRNOVICH [23] - 7:1, 7:22, 8:6, 8:9, 8:14, 8:19, 9:8, 9:13, 10:9, 10:16, 10:20, 12:19, 13:2, 13:12, 13:18, 13:22, 14:6, 15:2, 15:12, 16:21, 17:4, 17:10, 18:22 current [1] - 4:11 D Deb [1] - 6:5 definition [1] - 8:20 definitions [1] - 13:6	fall [1] - 12:16 family [1] - 13:4 FAR [1] - 4:19 favor [1] - 6:13 feet [8] - 4:14, 4:17, 4:18, 14:19, 15:1, 15:8, 15:10 fell [1] - 17:9 first [1] - 14:18 floor [2] - 15:9 floor-to-floor [1] - 15:9 foctus [1] - 9:20 footnotes [2] - 4:4, 4:6 form [1] - 6:21 forward [1] - 4:13 four [1] - 17:19 front [2] - 4:13, 4:15 fuss [1] - 5:13 G graphically [1] - 6:20 great [1] - 10:5 greater [1] - 12:6	institutional [1] - 12:20 intensity [1] - 9:3 intention [2] - 11:14, 12:5 interesting [1] - 15:21 IP [1] - 17:12 issue [2] - 8:14, 11:3 JABLONSKI [19] -5:18, 5:21, 6:22, 7:7,10:11, 10:18, 11:1,11:18, 11:22, 14:17,14:22, 15:4, 15:11,16:1, 16:6, 16:13,16:17, 18:20, 19:2Julie [1] - 18:21 $KKensington [3] - 5:4,14:14, 15:22kind [4] - 6:20, 12:7,$
19:8 abut [4] - 5:16, 6:8, 13:22, 15:11 abuts [1] - 14:7 abutting [2] - 13:6, 13:13 Accommodate [1] - 8:22 acre [7] - 10:15, 10:19, 10:21, 12:6, 12:17, 13:4, 16:15 acreage [1] - 12:9 acres [1] - 12:12 adde [1] - 12:20 added [1] - 7:2 adjacent [2] - 4:22, 17:20 adjoining [2] - 5:18, 13:4 adversely [1] - 15:4 affected [1] - 6:12 ago [1] - 8:2 agree [1] - 16:6 alley [1] - 14:3 amendment [4] - 4:12, 8:10, 12:3, 18:1	6:7, 6:17, 8:13, 11:12, 11:15, 13:15, 17:13, 17:21, 18:2, 18:7, 18:12, 18:16, 18:19, 19:4 bring [1] - 11:3 brought [1] - 17:4 build [3] - 7:15, 15:7, 18:5 building [10] - 4:15, 4:20, 7:13, 8:2, 15:7, 15:8, 15:9, 18:5, 18:6 bulk [2] - 4:4, 4:8 businesse [2] - 8:22, 9:15 businesses [2] - 7:4, 9:1 busy [1] - 11:6 C Case [3] - 6:5, 9:22, 10:3 CASHMAN [44] - 5:2, 5:12, 5:20, 6:2, 6:14, 6:18, 7:3, 7:8, 8:4,	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22 continue [3] - 16:5, 18:13, 18:15 corners [1] - 18:8 correct [1] - 18:18 Courty [1] - 12:8 course [1] - 14:3 coverage [3] - 4:8, 4:10, 4:19 CRNOVICH [23] - 7:1, 7:22, 8:6, 8:9, 8:14, 8:19, 9:8, 9:13, 10:9, 10:16, 10:20, 12:19, 13:2, 13:12, 13:18, 13:22, 14:6, 15:2, 15:12, 16:21, 17:4, 17:10, 18:22 current [1] - 4:11 D Deb [1] - 6:5 definition [1] - 13:6 designating [1] - 12:8	fall [1] - 12:16 family [1] - 13:4 FAR [1] - 4:19 favor [1] - 6:13 feet [8] - 4:14, 4:17, 4:18, 14:19, 15:1, 15:8, 15:10 fell [1] - 17:9 first [1] - 14:18 floor [2] - 15:9 floor-to-floor [1] - 15:9 focus [1] - 9:20 footnotes [2] - 4:4, 4:6 form [1] - 6:21 forward [1] - 4:13 four [1] - 17:19 front [2] - 4:13, 4:15 fuss [1] - 5:13 G graphically [1] - 6:20 great [1] - 10:5 greater [1] - 12:6 guess [1] - 11:5	institutional [1] - 12:20 intensity [1] - 9:3 intention [2] - 11:14, 12:5 interesting [1] - 15:21 IP [1] - 17:12 issue [2] - 8:14, 11:3 JABLONSKI [19] -5:18, 5:21, 6:22, 7:7,10:11, 10:18, 11:1,11:18, 11:22, 14:17,14:22, 15:4, 15:11,16:1, 16:6, 16:13,16:17, 18:20, 19:2Julie [1] - 18:21 $KKensington [3] - 5:4,14:14, 15:22kind [4] - 6:20, 12:7,12:9, 16:4knock [2] - 7:12, 7:14$
19:8 abut [4] - 5:16, 6:8, 13:22, 15:11 abuts [1] - 14:7 abutting [2] - 13:6, 13:13 Accommodate [1] - 8:22 acre [7] - 10:15, 10:19, 10:21, 12:6, 12:17, 13:4, 16:15 acreage [1] - 12:9 acres [1] - 12:12 add [1] - 12:20 added [1] - 7:2 adjacent [2] - 4:22, 17:20 adjoining [2] - 5:18, 13:4 adversely [1] - 15:4 affected [1] - 6:12 ago [1] - 8:2 agree [1] - 16:6 alley [1] - 14:3 amendment [4] - 4:12, 8:10, 12:3, 18:1 amendments [1] -	6:7, 6:17, 8:13, 11:12, 11:15, 13:15, 17:13, 17:21, 18:2, 18:7, 18:12, 18:16, 18:19, 19:4 bring [1] - 11:3 brought [1] - 17:4 build [3] - 7:15, 15:7, 18:5 building [10] - 4:15, 4:20, 7:13, 8:2, 15:7, 15:8, 15:9, 18:5, 18:6 bulk [2] - 4:4, 4:8 businesses [2] - 8:22, 9:15 businesses [2] - 7:4, 9:1 busy [1] - 11:6 C Case [3] - 6:5, 9:22, 10:3 CASHMAN [44] - 5:2, 5:12, 5:20, 6:2, 6:14, 6:18, 7:3, 7:8, 8:4, 8:8, 8:18, 9:7, 10:1,	$\begin{array}{c} \text{conscience} \ [1] - 7:20\\ \text{considered} \ [1] - 7:5\\ \text{construct} \ [1] - 4:22\\ \text{continue} \ [3] - 16:5, \\ 18:13, 18:15\\ \text{corners} \ [1] - 18:8\\ \text{correct} \ [1] - 18:18\\ \text{Courty} \ [1] - 12:8\\ \text{course} \ [1] - 14:3\\ \text{coverage} \ [3] - 4:8, \\ 4:10, 4:19\\ \hline \textbf{CRNOVICH} \ [23] - 7:1, \\ 7:22, 8:6, 8:9, 8:14, \\ 8:19, 9:8, 9:13, 10:9, \\ 10:16, 10:20, 12:19, \\ 13:2, 13:12, 13:18, \\ 13:22, 14:6, 15:2, \\ 15:12, 16:21, 17:4, \\ 17:10, 18:22\\ \hline \textbf{current} \ [1] - 4:11\\ \hline \textbf{D}\\ \hline \textbf{Deb} \ [1] - 6:5\\ \textbf{definition} \ [1] - 8:20\\ \textbf{definitions} \ [1] - 12:8\\ \textbf{designed} \ [1] - 14:10\\ \end{array}$	fall [1] - 12:16 family [1] - 13:4 FAR [1] - 4:19 favor [1] - 6:13 feet [8] - 4:14, 4:17, 4:18, 14:19, 15:1, 15:8, 15:10 fell [1] - 17:9 first [1] - 14:18 floor [2] - 15:9 floor-to-floor [1] - 15:9 foctus [1] - 9:20 footnotes [2] - 4:4, 4:6 form [1] - 6:21 forward [1] - 4:13 four [1] - 17:19 front [2] - 4:13, 4:15 fuss [1] - 5:13 G graphically [1] - 6:20 great [1] - 10:5 greater [1] - 12:6	institutional [1] - 12:20 intensity [1] - 9:3 intention [2] - 11:14, 12:5 interesting [1] - 15:21 IP [1] - 17:12 issue [2] - 8:14, 11:3 JABLONSKI [19] -5:18, 5:21, 6:22, 7:7,10:11, 10:18, 11:1,11:18, 11:22, 14:17,14:22, 15:4, 15:11,16:1, 16:6, 16:13,16:17, 18:20, 19:2Julie [1] - 18:21 $KKensington [3] - 5:4,14:14, 15:22kind [4] - 6:20, 12:7,12:9, 16:4knocke [2] - 7:12, 7:14knocked [1] - 18:5$
19:8 abut [4] - 5:16, 6:8, 13:22, 15:11 abuts [1] - 14:7 abutting [2] - 13:6, 13:13 Accommodate [1] - 8:22 acre [7] - 10:15, 10:19, 10:21, 12:6, 12:17, 13:4, 16:15 acreage [1] - 12:9 acres [1] - 12:12 adde [1] - 12:20 added [1] - 7:2 adjacent [2] - 4:22, 17:20 adjoining [2] - 5:18, 13:4 adversely [1] - 15:4 affected [1] - 6:12 ago [1] - 8:2 agree [1] - 16:6 alley [1] - 14:3 amendment [4] - 4:12, 8:10, 12:3, 18:1	6:7, 6:17, 8:13, 11:12, 11:15, 13:15, 17:13, 17:21, 18:2, 18:7, 18:12, 18:16, 18:19, 19:4 bring [1] - 11:3 brought [1] - 17:4 build [3] - 7:15, 15:7, 18:5 building [10] - 4:15, 4:20, 7:13, 8:2, 15:7, 15:8, 15:9, 18:5, 18:6 bulk [2] - 4:4, 4:8 businesse [2] - 8:22, 9:15 businesses [2] - 7:4, 9:1 busy [1] - 11:6 C Case [3] - 6:5, 9:22, 10:3 CASHMAN [44] - 5:2, 5:12, 5:20, 6:2, 6:14, 6:18, 7:3, 7:8, 8:4,	conscience [1] - 7:20 considered [1] - 7:5 construct [1] - 4:22 continue [3] - 16:5, 18:13, 18:15 corners [1] - 18:8 correct [1] - 18:18 Courty [1] - 12:8 course [1] - 14:3 coverage [3] - 4:8, 4:10, 4:19 CRNOVICH [23] - 7:1, 7:22, 8:6, 8:9, 8:14, 8:19, 9:8, 9:13, 10:9, 10:16, 10:20, 12:19, 13:2, 13:12, 13:18, 13:22, 14:6, 15:2, 15:12, 16:21, 17:4, 17:10, 18:22 current [1] - 4:11 D Deb [1] - 6:5 definition [1] - 13:6 designating [1] - 12:8	fall [1] - 12:16 family [1] - 13:4 FAR [1] - 4:19 favor [1] - 6:13 feet [8] - 4:14, 4:17, 4:18, 14:19, 15:1, 15:8, 15:10 fell [1] - 17:9 first [1] - 14:18 floor [2] - 15:9 floor-to-floor [1] - 15:9 focus [1] - 9:20 footnotes [2] - 4:4, 4:6 form [1] - 6:21 forward [1] - 4:13 four [1] - 17:19 front [2] - 4:13, 4:15 fuss [1] - 5:13 G graphically [1] - 6:20 great [1] - 10:5 greater [1] - 12:6 guess [1] - 11:5	institutional [1] - 12:20 intensity [1] - 9:3 intention [2] - 11:14, 12:5 interesting [1] - 15:21 IP [1] - 17:12 issue [2] - 8:14, 11:3 JABLONSKI [19] -5:18, 5:21, 6:22, 7:7,10:11, 10:18, 11:1,11:18, 11:22, 14:17,14:22, 15:4, 15:11,16:1, 16:6, 16:13,16:17, 18:20, 19:2Julie [1] - 18:21 $KKensington [3] - 5:4,14:14, 15:22kind [4] - 6:20, 12:7,12:9, 16:4knock [2] - 7:12, 7:14$

KRILLENBERGER [4]	8:4, 8:8, 8:18, 9:7,	17:11	property [12] - 5:6,	4:13, 4:16, 4:18
- 9:10, 12:5, 12:14,	9:10, 9:16, 10:1,	O-3 [6] - 8:19, 8:20,	7:6, 7:7, 7:11, 11:19,	Share [1] - 13:15
19:5	10:11, 10:18, 11:1,	9:9, 9:11, 9:15,	12:8, 12:10, 13:8,	share [1] - 14:1
19.5	11:4, 11:11, 11:14,	15:16	13:15, 14:16, 17:3,	side [1] - 4:16
L	11:18, 11:20, 11:22,	obviously [1] - 14:10	18:3	
L	12:1, 12:5, 12:11,			sides [1] - 4:17
Land [3] - 6:8, 17:18,		office [3] - 7:2, 8:2,	protect [1] - 17:15	single [2] - 6:19, 13:4
18:4	12:14, 12:16, 13:1,	9:2	provide [1] - 4:3	single -family [1] -
lawsuit [1] - 16:19	13:10, 13:14, 13:17,	offices [2] - 9:1, 15:5	purpose [1] - 14:10	13:4
least [2] - 11:9, 15:14	13:20, 14:4, 14:8,	officially [1] - 4:6	purposes [1] - 15:13	site [1] - 4:21
lie [1] - 13:22	14:17, 14:20, 14:22,	Ogden [1] - 12:21		sitting [1] - 11:21
	15:3, 15:4, 15:6,	old [1] - 7:12	R	situation [1] - 7:17
Life [4] - 12:22, 17:8, 17:11	15:11, 15:20, 16:1,	one [16] - 5:4, 5:5, 5:7,		sleep [1] - 11:7
	16:3, 16:6, 16:7,	6:15, 9:10, 10:2,	ramifications [2] -	small [1] - 14:21
limit [1] - 14:18	16:13, 16:16, 16:17,	10:11, 10:17, 11:5,	7:18, 10:5	smaller [1] - 4:22
Line [1] - 12:8	16:20, 16:22, 17:5,	13:2, 15:10, 15:21,	range [1] - 9:2	somewhat [2] - 9:2,
line [3] - 13:16, 14:2,	17:17, 17:22, 18:4,	16:11, 16:14, 17:6,	read [1] - 5:3	9:3
14:22	18:10, 18:11, 18:14,	17:19	really [7] - 4:5, 4:20,	sorry [1] - 18:10
living [1] - 5:13	18:18, 18:20, 18:21,	ones [1] - 10:18	7:18, 9:20, 10:12,	sounds [1] - 10:6
location [4] - 5:13,	19:1, 19:2, 19:3,	opinions [1] - 7:21	11:2, 16:17	
6:20, 17:6, 17:7	19:5	owned [1] - 11:20	rear [1] - 4:18	space [1] - 9:3
look [10] - 4:2, 5:3,	MS [37] - 6:7, 6:17,	owner [1] - 14:14	reason [1] - 17:14	spearheaded [1] - 4:1
8:16, 8:20, 9:19,	7:1, 7:22, 8:6, 8:9,		recently [1] - 6:9	special [1] - 6:13
10:2, 13:19, 14:17,	8:13, 8:14, 8:19, 9:8,	owners [3] - 7:6, 7:7,	reduced [2] - 4:19	specific [2] - 11:2,
15:12, 15:13	9:13, 10:9, 10:16,	7:8	reduces [1] - 14:15	17:6
looked [1] - 11:16	10:20, 11:12, 11:15,		regs [1] - 4:4	Spinning [1] - 9:12
looking [1] - 18:8	12:19, 13:2, 13:12,	Р	related [1] - 9:1	spot [3] - 5:9, 8:6,
	13:15, 13:18, 13:22,	Page [1] - 8:4	relief [1] - 4:3	16:21
М	14:6, 15:2, 15:12,	parcel [1] - 12:13		spreadsheet [1] -
141	16:21, 17:4, 17:10,	parenthesis [1] -	repeating [1] - 17:14	12:12
macroanalysis [1] -	17:13, 17:21, 18:2,	10:14	request [1] - 10:13	staff [2] - 9:17, 11:9
5:22	18:7, 18:12, 18:16,		required [2] - 4:9, 9:2	start [1] - 15:14
map [1] - 9:9		particular [4] - 9:21,	requirements [2] -	
indp [i] 0.0	18.10 18.22 10.1	0.22 10.2 12.0	4.0 4.40	street [5] - 4:16, 13:8,
maximum [1] - 4:20	18:19, 18:22, 19:4	9:22, 10:3, 12:9	4:8, 4:10	
		particularly [1] - 6:8	residential [5] - 5:1,	13:11, 14:2, 14:5
maximum [1] - 4:20 Meadows [1] - 17:2	18:19, 18:22, 19:4	particularly [1] - 6:8 pass [1] - 17:14	residential [5] - 5:1, 6:8, 8:11, 8:15,	13:11, 14:2, 14:5 stricter [1] - 15:17
maximum [1] - 4:20 Meadows [1] - 17:2 mean [6] - 9:16, 10:3,	N	particularly [1] - 6:8 pass [1] - 17:14 passed [1] - 14:15	residential [5] - 5:1, 6:8, 8:11, 8:15, 15:15	13:11, 14:2, 14:5 stricter [1] - 15:17 submit [1] - 6:11
maximum [1] - 4:20 Meadows [1] - 17:2 mean [6] - 9:16, 10:3, 12:14, 14:14, 15:20,	N need [2] - 6:19, 18:12	particularly [1] - 6:8 pass [1] - 17:14 passed [1] - 14:15 pedestrian [1] - 9:4	residential [5] - 5:1, 6:8, 8:11, 8:15, 15:15 residents [3] - 11:17,	13:11, 14:2, 14:5 stricter [1] - 15:17 submit [1] - 6:11 subset [1] - 17:16
maximum [1] - 4:20 Meadows [1] - 17:2 mean [6] - 9:16, 10:3, 12:14, 14:14, 15:20, 16:9	N need [2] - 6:19, 18:12 needs [3] - 8:22,	particularly [1] - 6:8 pass [1] - 17:14 passed [1] - 14:15 pedestrian [1] - 9:4 people [3] - 5:12, 7:4,	residential [5] - 5:1, 6:8, 8:11, 8:15, 15:15	13:11, 14:2, 14:5 stricter [1] - 15:17 submit [1] - 6:11 subset [1] - 17:16 successful [1] - 14:15
maximum [1] - 4:20 Meadows [1] - 17:2 mean [6] - 9:16, 10:3, 12:14, 14:14, 15:20, 16:9 meaning [1] - 11:13	N need [2] - 6:19, 18:12 needs [3] - 8:22, 11:15, 11:22	particularly [1] - 6:8 pass [1] - 17:14 passed [1] - 14:15 pedestrian [1] - 9:4 people [3] - 5:12, 7:4, 7:10	residential [5] - 5:1, 6:8, 8:11, 8:15, 15:15 residents [3] - 11:17, 17:15, 17:16 restricted [1] - 7:15	13:11, 14:2, 14:5 stricter [1] - 15:17 submit [1] - 6:11 subset [1] - 17:16 successful [1] - 14:15 sudden [1] - 15:17
maximum [1] - 4:20 Meadows [1] - 17:2 mean [6] - 9:16, 10:3, 12:14, 14:14, 15:20, 16:9 meaning [1] - 11:13 means [1] - 13:7	N need [2] - 6:19, 18:12 needs [3] - 8:22, 11:15, 11:22 neighbor [1] - 15:11	particularly [1] - 6:8 pass [1] - 17:14 passed [1] - 14:15 pedestrian [1] - 9:4 people [3] - 5:12, 7:4,	residential [5] - 5:1, 6:8, 8:11, 8:15, 15:15 residents [3] - 11:17, 17:15, 17:16	13:11, 14:2, 14:5 stricter [1] - 15:17 submit [1] - 6:11 subset [1] - 17:16 successful [1] - 14:15 sudden [1] - 15:17 suddenly [1] - 7:11
maximum [1] - 4:20 Meadows [1] - 17:2 mean [6] - 9:16, 10:3, 12:14, 14:14, 15:20, 16:9 meaning [1] - 11:13 means [1] - 13:7 Medical [1] - 8:5	N need [2] - 6:19, 18:12 needs [3] - 8:22, 11:15, 11:22 neighbor [1] - 15:11 neighborhood [2] -	particularly [1] - 6:8 pass [1] - 17:14 passed [1] - 14:15 pedestrian [1] - 9:4 people [3] - 5:12, 7:4, 7:10	residential [5] - 5:1, 6:8, 8:11, 8:15, 15:15 residents [3] - 11:17, 17:15, 17:16 restricted [1] - 7:15	13:11, 14:2, 14:5 stricter [1] - 15:17 submit [1] - 6:11 subset [1] - 17:16 successful [1] - 14:15 sudden [1] - 15:17
maximum [1] - 4:20 Meadows [1] - 17:2 mean [6] - 9:16, 10:3, 12:14, 14:14, 15:20, 16:9 meaning [1] - 11:13 means [1] - 13:7 Medical [1] - 8:5 meet [1] - 18:17	N need [2] - 6:19, 18:12 needs [3] - 8:22, 11:15, 11:22 neighbor [1] - 15:11 neighborhood [2] - 10:7, 15:16	particularly [1] - 6:8 pass [1] - 17:14 passed [1] - 14:15 pedestrian [1] - 9:4 people [3] - 5:12, 7:4, 7:10 percent [1] - 4:11	residential [5] - 5:1, 6:8, 8:11, 8:15, 15:15 residents [3] - 11:17, 17:15, 17:16 restricted [1] - 7:15 right-of-way [2] -	13:11, 14:2, 14:5 stricter [1] - 15:17 submit [1] - 6:11 subset [1] - 17:16 successful [1] - 14:15 sudden [1] - 15:17 suddenly [1] - 7:11 suggestion [1] - 14:18
maximum [1] - 4:20 Meadows [1] - 17:2 mean [6] - 9:16, 10:3, 12:14, 14:14, 15:20, 16:9 meaning [1] - 11:13 means [1] - 13:7 Medical [1] - 8:5 meet [1] - 18:17 meeting [2] - 7:16,	N need [2] - 6:19, 18:12 needs [3] - 8:22, 11:15, 11:22 neighbor [1] - 15:11 neighborhood [2] - 10:7, 15:16 neighborhoods [1] -	particularly [1] - 6:8 pass [1] - 17:14 passed [1] - 14:15 pedestrian [1] - 9:4 people [3] - 5:12, 7:4, 7:10 percent [1] - 4:11 personal [1] - 7:21	residential [5] - 5:1, 6:8, 8:11, 8:15, 15:15 residents [3] - 11:17, 17:15, 17:16 restricted [1] - 7:15 right-of-way [2] - 13:17, 13:18	13:11, 14:2, 14:5 stricter [1] - 15:17 submit [1] - 6:11 subset [1] - 17:16 successful [1] - 14:15 sudden [1] - 15:17 suddenly [1] - 7:11
maximum [1] - 4:20 Meadows [1] - 17:2 mean [6] - 9:16, 10:3, 12:14, 14:14, 15:20, 16:9 meaning [1] - 11:13 means [1] - 13:7 Medical [1] - 8:5 meet [1] - 18:17 meeting [2] - 7:16, 18:13	N need [2] - 6:19, 18:12 needs [3] - 8:22, 11:15, 11:22 neighbor [1] - 15:11 neighborhood [2] - 10:7, 15:16 neighborhoods [1] - 8:15	particularly [1] - 6:8 pass [1] - 17:14 passed [1] - 14:15 pedestrian [1] - 9:4 people [3] - 5:12, 7:4, 7:10 percent [1] - 4:11 personal [1] - 7:21 personally [1] - 10:3	residential [5] - 5:1, 6:8, 8:11, 8:15, 15:15 residents [3] - 11:17, 17:15, 17:16 restricted [1] - 7:15 right-of-way [2] - 13:17, 13:18 rights [1] - 11:17	13:11, 14:2, 14:5 stricter [1] - 15:17 submit [1] - 6:11 subset [1] - 17:16 successful [1] - 14:15 sudden [1] - 15:17 suddenly [1] - 7:11 suggestion [1] - 14:18 T
maximum [1] - 4:20 Meadows [1] - 17:2 mean [6] - 9:16, 10:3, 12:14, 14:14, 15:20, 16:9 meaning [1] - 11:13 means [1] - 13:7 Medical [1] - 8:5 meet [1] - 18:17 meeting [2] - 7:16, 18:13 members [1] - 4:2	N need [2] - 6:19, 18:12 needs [3] - 8:22, 11:15, 11:22 neighbor [1] - 15:11 neighborhood [2] - 10:7, 15:16 neighborhoods [1] - 8:15 neighbors [4] - 6:10,	particularly [1] - 6:8 pass [1] - 17:14 passed [1] - 14:15 pedestrian [1] - 9:4 people [3] - 5:12, 7:4, 7:10 percent [1] - 4:11 personal [1] - 7:21 personally [1] - 10:3 perspective [1] -	residential [5] - 5:1, 6:8, 8:11, 8:15, 15:15 residents [3] - 11:17, 17:15, 17:16 restricted [1] - 7:15 right-of-way [2] - 13:17, 13:18 rights [1] - 11:17 Robb [1] - 16:8	13:11, 14:2, 14:5 stricter [1] - 15:17 submit [1] - 6:11 subset [1] - 17:16 successful [1] - 14:15 sudden [1] - 15:17 suddenly [1] - 7:11 suggestion [1] - 14:18 T tablet [1] - 6:20
maximum [1] - 4:20 Meadows [1] - 17:2 mean [6] - 9:16, 10:3, 12:14, 14:14, 15:20, 16:9 meaning [1] - 11:13 means [1] - 13:7 Medical [1] - 8:5 meet [1] - 18:17 meeting [2] - 7:16, 18:13 members [1] - 4:2 might [2] - 12:19,	N need [2] - 6:19, 18:12 needs [3] - 8:22, 11:15, 11:22 neighbor [1] - 15:11 neighborhood [2] - 10:7, 15:16 neighborhoods [1] - 8:15 neighbors [4] - 6:10, 8:3, 8:11, 15:22	particularly [1] - 6:8 pass [1] - 17:14 passed [1] - 14:15 pedestrian [1] - 9:4 people [3] - 5:12, 7:4, 7:10 percent [1] - 4:11 personal [1] - 7:21 personally [1] - 10:3 perspective [1] - 11:16 PETERSON [1] - 19:3	residential [5] - 5:1, 6:8, 8:11, 8:15, 15:15 residents [3] - 11:17, 17:15, 17:16 restricted [1] - 7:15 right-of-way [2] - 13:17, 13:18 rights [1] - 11:17 Robb [1] - 16:8 roof [1] - 14:22 Rover [3] - 6:9, 17:19,	13:11, 14:2, 14:5 stricter [1] - 15:17 submit [1] - 6:11 subset [1] - 17:16 successful [1] - 14:15 sudden [1] - 15:17 suddenly [1] - 7:11 suggestion [1] - 14:18 T tablet [1] - 6:20 tall [1] - 15:1
maximum [1] - 4:20 Meadows [1] - 17:2 mean [6] - 9:16, 10:3, 12:14, 14:14, 15:20, 16:9 meaning [1] - 11:13 means [1] - 13:7 Medical [1] - 8:5 meet [1] - 18:17 meeting [2] - 7:16, 18:13 members [1] - 4:2 might [2] - 12:19, 16:13	N need [2] - 6:19, 18:12 needs [3] - 8:22, 11:15, 11:22 neighbor [1] - 15:11 neighborhood [2] - 10:7, 15:16 neighborhoods [1] - 8:15 neighbors [4] - 6:10, 8:3, 8:11, 15:22 new [1] - 4:14	particularly [1] - 6:8 pass [1] - 17:14 passed [1] - 14:15 pedestrian [1] - 9:4 people [3] - 5:12, 7:4, 7:10 percent [1] - 4:11 personal [1] - 7:21 personally [1] - 10:3 perspective [1] - 11:16	residential [5] - 5:1, 6:8, 8:11, 8:15, 15:15 residents [3] - 11:17, 17:15, 17:16 restricted [1] - 7:15 right-of-way [2] - 13:17, 13:18 rights [1] - 11:17 Robb [1] - 16:8 roof [1] - 14:22	13:11, 14:2, 14:5 stricter [1] - 15:17 submit [1] - 6:11 subset [1] - 17:16 successful [1] - 14:15 sudden [1] - 15:17 suddenly [1] - 7:11 suggestion [1] - 14:18 T tablet [1] - 6:20 tall [1] - 15:1 targeted [1] - 10:13
maximum [1] - 4:20 Meadows [1] - 17:2 mean [6] - 9:16, 10:3, 12:14, 14:14, 15:20, 16:9 meaning [1] - 11:13 means [1] - 13:7 Medical [1] - 8:5 meet [1] - 18:17 meeting [2] - 7:16, 18:13 members [1] - 4:2 might [2] - 12:19, 16:13 minimum [2] - 4:9,	N need [2] - 6:19, 18:12 needs [3] - 8:22, 11:15, 11:22 neighbor [1] - 15:11 neighborhood [2] - 10:7, 15:16 neighborhoods [1] - 8:15 neighbors [4] - 6:10, 8:3, 8:11, 15:22 new [1] - 4:14 next [4] - 13:9, 14:1,	particularly [1] - 6:8 pass [1] - 17:14 passed [1] - 14:15 pedestrian [1] - 9:4 people [3] - 5:12, 7:4, 7:10 percent [1] - 4:11 personal [1] - 7:21 personally [1] - 10:3 perspective [1] - 11:16 PETERSON [1] - 19:3 piece [1] - 11:21 plan [1] - 4:21	residential [5] - 5:1, 6:8, 8:11, 8:15, 15:15 residents [3] - 11:17, 17:15, 17:16 restricted [1] - 7:15 right-of-way [2] - 13:17, 13:18 rights [1] - 11:17 Robb [1] - 16:8 roof [1] - 14:22 Rover [3] - 6:9, 17:19, 18:4	13:11, 14:2, 14:5 stricter [1] - 15:17 submit [1] - 6:11 subset [1] - 17:16 successful [1] - 14:15 sudden [1] - 15:17 suddenly [1] - 7:11 suggestion [1] - 14:18 T tablet [1] - 6:20 tall [1] - 15:1 targeted [1] - 10:13 ten [1] - 6:16
$\begin{array}{c} \text{maximum} [1] - 4:20 \\ \text{Meadows} [1] - 17:2 \\ \text{mean} [6] - 9:16, 10:3, \\ 12:14, 14:14, 15:20, \\ 16:9 \\ \text{meaning} [1] - 11:13 \\ \text{means} [1] - 13:7 \\ \text{Medical} [1] - 8:5 \\ \text{meet} [1] - 18:17 \\ \text{meeting} [2] - 7:16, \\ 18:13 \\ \text{members} [1] - 4:2 \\ \text{might} [2] - 12:19, \\ 16:13 \\ \text{minimum} [2] - 4:9, \\ 6:18 \\ \end{array}$	N need [2] - 6:19, 18:12 needs [3] - 8:22, 11:15, 11:22 neighbor [1] - 15:11 neighborhood [2] - 10:7, 15:16 neighborhoods [1] - 8:15 neighbors [4] - 6:10, 8:3, 8:11, 15:22 new [1] - 4:14 next [4] - 13:9, 14:1, 15:15, 18:3	particularly [1] - 6:8 pass [1] - 17:14 passed [1] - 14:15 pedestrian [1] - 9:4 people [3] - 5:12, 7:4, 7:10 percent [1] - 4:11 personal [1] - 7:21 personally [1] - 10:3 perspective [1] - 11:16 PETERSON [1] - 19:3 piece [1] - 11:21 plan [1] - 4:21 point [2] - 5:22, 17:18	residential [5] - 5:1, 6:8, 8:11, 8:15, 15:15 residents [3] - 11:17, 17:15, 17:16 restricted [1] - 7:15 right-of-way [2] - 13:17, 13:18 rights [1] - 11:17 Robb [1] - 16:8 roof [1] - 14:22 Rover [3] - 6:9, 17:19, 18:4	13:11, 14:2, 14:5 stricter [1] - 15:17 submit [1] - 6:11 subset [1] - 17:16 successful [1] - 14:15 sudden [1] - 15:17 suddenly [1] - 7:11 suggestion [1] - 14:18 T tablet [1] - 6:20 tall [1] - 15:1 targeted [1] - 10:13 ten [1] - 6:16 terrible [1] - 12:1
maximum [1] - 4:20 Meadows [1] - 17:2 mean [6] - 9:16, 10:3, 12:14, 14:14, 15:20, 16:9 meaning [1] - 11:13 means [1] - 13:7 Medical [1] - 8:5 meet [1] - 18:17 meeting [2] - 7:16, 18:13 members [1] - 4:2 might [2] - 12:19, 16:13 minimum [2] - 4:9, 6:18 missing [1] - 5:5	N need [2] - 6:19, 18:12 needs [3] - 8:22, 11:15, 11:22 neighbor [1] - 15:11 neighborhood [2] - 10:7, 15:16 neighborhoods [1] - 8:15 neighbors [4] - 6:10, 8:3, 8:11, 15:22 new [1] - 4:14 next [4] - 13:9, 14:1, 15:15, 18:3 Notes [1] - 4:7	particularly [1] - 6:8 pass [1] - 17:14 passed [1] - 14:15 pedestrian [1] - 9:4 people [3] - 5:12, 7:4, 7:10 percent [1] - 4:11 personal [1] - 7:21 personally [1] - 10:3 perspective [1] - 11:16 PETERSON [1] - 19:3 piece [1] - 11:21 plan [1] - 4:21 point [2] - 5:22, 17:18 possible [1] - 13:21	residential [5] - 5:1, 6:8, 8:11, 8:15, 15:15 residents [3] - 11:17, 17:15, 17:16 restricted [1] - 7:15 right-of-way [2] - 13:17, 13:18 rights [1] - 11:17 Robb [1] - 16:8 roof [1] - 14:22 Rover [3] - 6:9, 17:19, 18:4 S second [1] - 18:20	13:11, 14:2, 14:5 stricter [1] - 15:17 submit [1] - 6:11 subset [1] - 17:16 successful [1] - 14:15 sudden [1] - 15:17 suddenly [1] - 7:11 suggestion [1] - 14:18 T tablet [1] - 6:20 tall [1] - 15:1 targeted [1] - 10:13 ten [1] - 6:16 terrible [1] - 12:1 text [5] - 4:12, 8:10,
maximum [1] - 4:20 Meadows [1] - 17:2 mean [6] - 9:16, 10:3, 12:14, 14:14, 15:20, 16:9 meaning [1] - 11:13 means [1] - 13:7 Medical [1] - 8:5 meet [1] - 18:17 meeting [2] - 7:16, 18:13 members [1] - 4:2 might [2] - 12:19, 16:13 minimum [2] - 4:9, 6:18 missing [1] - 5:5 month [1] - 11:8	$\begin{tabular}{ c c c c c } \hline N \\ \hline need [2] - 6:19, 18:12 \\ \hline needs [3] - 8:22, \\ 11:15, 11:22 \\ \hline neighbor [1] - 15:11 \\ \hline neighborhood [2] - \\ 10:7, 15:16 \\ \hline neighborhoods [1] - \\ 8:15 \\ \hline neighborhoods [4] - 6:10, \\ 8:3, 8:11, 15:22 \\ \hline new [1] - 4:14 \\ \hline next [4] - 13:9, 14:1, \\ 15:15, 18:3 \\ \hline Notes [1] - 4:7 \\ \hline notified [4] - 7:5, 8:3, \\ \hline \end{tabular}$	particularly [1] - 6:8 pass [1] - 17:14 passed [1] - 14:15 pedestrian [1] - 9:4 people [3] - 5:12, 7:4, 7:10 percent [1] - 4:11 personal [1] - 7:21 personally [1] - 10:3 perspective [1] - 11:16 PETERSON [1] - 19:3 piece [1] - 11:21 plan [1] - 4:21 point [2] - 5:22, 17:18 possible [1] - 13:21 potential [2] - 4:14,	residential [5] - 5:1, 6:8, 8:11, 8:15, 15:15 residents [3] - 11:17, 17:15, 17:16 restricted [1] - 7:15 right-of-way [2] - 13:17, 13:18 rights [1] - 11:17 Robb [1] - 16:8 roof [1] - 14:22 Rover [3] - 6:9, 17:19, 18:4	13:11, 14:2, 14:5 stricter [1] - 15:17 submit [1] - 6:11 subset [1] - 17:16 successful [1] - 14:15 sudden [1] - 15:17 suddenly [1] - 7:11 suggestion [1] - 14:18 T tablet [1] - 6:20 tall [1] - 15:1 targeted [1] - 10:13 ten [1] - 6:16 terrible [1] - 12:1 text [5] - 4:12, 8:10, 12:3, 17:14, 17:22
maximum [1] - 4:20 Meadows [1] - 17:2 mean [6] - 9:16, 10:3, 12:14, 14:14, 15:20, 16:9 meaning [1] - 11:13 means [1] - 13:7 Medical [1] - 8:5 meet [1] - 18:17 meeting [2] - 7:16, 18:13 members [1] - 4:2 might [2] - 12:19, 16:13 minimum [2] - 4:9, 6:18 missing [1] - 5:5	N need [2] - 6:19, 18:12 needs [3] - 8:22, 11:15, 11:22 neighbor [1] - 15:11 neighborhood [2] - 10:7, 15:16 neighborhoods [1] - 8:15 neighbors [4] - 6:10, 8:3, 8:11, 15:22 new [1] - 4:14 next [4] - 13:9, 14:1, 15:15, 18:3 Notes [1] - 4:7	particularly [1] - 6:8 pass [1] - 17:14 passed [1] - 14:15 pedestrian [1] - 9:4 people [3] - 5:12, 7:4, 7:10 percent [1] - 4:11 personal [1] - 7:21 personally [1] - 10:3 perspective [1] - 11:16 PETERSON [1] - 19:3 piece [1] - 11:21 plan [1] - 4:21 point [2] - 5:22, 17:18 possible [1] - 13:21 potential [2] - 4:14, 4:21	residential [5] - 5:1, 6:8, 8:11, 8:15, 15:15 residents [3] - 11:17, 17:15, 17:16 restricted [1] - 7:15 right-of-way [2] - 13:17, 13:18 rights [1] - 11:17 Robb [1] - 16:8 roof [1] - 14:22 Rover [3] - 6:9, 17:19, 18:4 S second [1] - 18:20	13:11, 14:2, 14:5 stricter [1] - 15:17 submit [1] - 6:11 subset [1] - 17:16 successful [1] - 14:15 sudden [1] - 15:17 suddenly [1] - 7:11 suggestion [1] - 14:18 T tablet [1] - 6:20 tall [1] - 15:1 targeted [1] - 10:13 ten [1] - 6:16 terrible [1] - 12:1 text [5] - 4:12, 8:10, 12:3, 17:14, 17:22 thinking [2] - 5:3, 18:8
maximum [1] - 4:20 Meadows [1] - 17:2 mean [6] - 9:16, 10:3, 12:14, 14:14, 15:20, 16:9 meaning [1] - 11:13 means [1] - 13:7 Medical [1] - 8:5 meet [1] - 18:17 meeting [2] - 7:16, 18:13 members [1] - 4:2 might [2] - 12:19, 16:13 minimum [2] - 4:9, 6:18 missing [1] - 5:5 month [1] - 11:8	$\begin{tabular}{ c c c c c } \hline N \\ \hline need [2] - 6:19, 18:12 \\ \hline needs [3] - 8:22, \\ 11:15, 11:22 \\ \hline neighbor [1] - 15:11 \\ \hline neighborhood [2] - \\ 10:7, 15:16 \\ \hline neighborhoods [1] - \\ 8:15 \\ \hline neighborhoods [4] - 6:10, \\ 8:3, 8:11, 15:22 \\ \hline new [1] - 4:14 \\ \hline next [4] - 13:9, 14:1, \\ 15:15, 18:3 \\ \hline Notes [1] - 4:7 \\ \hline notified [4] - 7:5, 8:3, \\ \hline \end{tabular}$	particularly [1] - 6:8 pass [1] - 17:14 passed [1] - 14:15 pedestrian [1] - 9:4 people [3] - 5:12, 7:4, 7:10 percent [1] - 4:11 personal [1] - 7:21 personally [1] - 10:3 perspective [1] - 11:16 PETERSON [1] - 19:3 piece [1] - 11:21 plan [1] - 4:21 point [2] - 5:22, 17:18 possible [1] - 13:21 potential [2] - 4:14, 4:21 prefer [1] - 13:5	residential [5] - 5:1, 6:8, 8:11, 8:15, 15:15 residents [3] - 11:17, 17:15, 17:16 restricted [1] - 7:15 right-of-way [2] - 13:17, 13:18 rights [1] - 11:17 Robb [1] - 16:8 roof [1] - 14:22 Rover [3] - 6:9, 17:19, 18:4 S second [1] - 18:20 see [7] - 4:3, 6:19,	13:11, 14:2, 14:5 stricter [1] - 15:17 submit [1] - 6:11 subset [1] - 17:16 successful [1] - 14:15 sudden [1] - 15:17 suddenly [1] - 7:11 suggestion [1] - 14:18 T tablet [1] - 6:20 tall [1] - 15:1 targeted [1] - 10:13 ten [1] - 6:16 terrible [1] - 12:1 text [5] - 4:12, 8:10, 12:3, 17:14, 17:22 thinking [2] - 5:3, 18:8 three [1] - 17:19
maximum [1] - 4:20 Meadows [1] - 17:2 mean [6] - 9:16, 10:3, 12:14, 14:14, 15:20, 16:9 meaning [1] - 11:13 means [1] - 13:7 Medical [1] - 8:5 meet [1] - 18:17 meeting [2] - 7:16, 18:13 members [1] - 4:2 might [2] - 12:19, 16:13 minimum [2] - 4:9, 6:18 missing [1] - 5:5 month [1] - 11:8 mostly [1] - 9:11	$\begin{tabular}{ c c c c c } \hline N \\ \hline need [2] - 6:19, 18:12 \\ \hline needs [3] - 8:22, \\ 11:15, 11:22 \\ \hline neighbor [1] - 15:11 \\ \hline neighborhood [2] - \\ 10:7, 15:16 \\ \hline neighborhoods [1] - \\ 8:15 \\ \hline neighborhoods [4] - 6:10, \\ 8:3, 8:11, 15:22 \\ \hline new [1] - 4:14 \\ \hline next [4] - 13:9, 14:1, \\ 15:15, 18:3 \\ \hline Notes [1] - 4:7 \\ \hline notified [4] - 7:5, 8:3, \\ \hline \end{tabular}$	particularly [1] - 6:8 pass [1] - 17:14 passed [1] - 14:15 pedestrian [1] - 9:4 people [3] - 5:12, 7:4, 7:10 percent [1] - 4:11 personal [1] - 7:21 personally [1] - 10:3 perspective [1] - 11:16 PETERSON [1] - 19:3 piece [1] - 11:21 plan [1] - 4:21 point [2] - 5:22, 17:18 possible [1] - 13:21 potential [2] - 4:14, 4:21 prefer [1] - 13:5 pressed [1] - 15:7	residential [5] - 5:1, 6:8, 8:11, 8:15, 15:15 residents [3] - 11:17, 17:15, 17:16 restricted [1] - 7:15 right-of-way [2] - 13:17, 13:18 rights [1] - 11:17 Robb [1] - 16:8 roof [1] - 14:22 Rover [3] - 6:9, 17:19, 18:4 S second [1] - 18:20 see [7] - 4:3, 6:19, 6:21, 7:1, 12:12,	13:11, 14:2, 14:5 stricter [1] - 15:17 submit [1] - 6:11 subset [1] - 17:16 successful [1] - 14:15 sudden [1] - 15:17 suddenly [1] - 7:11 suggestion [1] - 14:18 T tablet [1] - 6:20 tall [1] - 15:1 targeted [1] - 10:13 ten [1] - 6:16 terrible [1] - 12:1 text [5] - 4:12, 8:10, 12:3, 17:14, 17:22 thinking [2] - 5:3, 18:8 three [1] - 17:19 tightened [1] - 10:10
maximum [1] - 4:20 Meadows [1] - 17:2 mean [6] - 9:16, 10:3, 12:14, 14:14, 15:20, 16:9 meaning [1] - 11:13 means [1] - 13:7 Medical [1] - 8:5 meet [1] - 18:17 meeting [2] - 7:16, 18:13 members [1] - 4:2 might [2] - 12:19, 16:13 minimum [2] - 4:9, 6:18 missing [1] - 5:5 month [1] - 11:8 mostly [1] - 9:11 motion [2] - 18:12,	N need [2] - 6:19, 18:12 needs [3] - 8:22, 11:15, 11:22 neighbor [1] - 15:11 neighborhood [2] - 10:7, 15:16 neighborhoods [1] - 8:15 neighbors [4] - 6:10, 8:3, 8:11, 15:22 new [1] - 4:14 next [4] - 13:9, 14:1, 15:15, 18:3 Notes [1] - 4:7 notified [4] - 7:5, 8:3, 8:11, 16:11	particularly [1] - 6:8 pass [1] - 17:14 passed [1] - 14:15 pedestrian [1] - 9:4 people [3] - 5:12, 7:4, 7:10 percent [1] - 4:11 personal [1] - 7:21 personally [1] - 10:3 perspective [1] - 11:16 PETERSON [1] - 19:3 piece [1] - 11:21 plan [1] - 4:21 point [2] - 5:22, 17:18 possible [1] - 13:21 potential [2] - 4:14, 4:21 prefer [1] - 13:5 pressed [1] - 15:7 Principles [1] - 17:8	residential [5] - 5:1, 6:8, 8:11, 8:15, 15:15 residents [3] - 11:17, 17:15, 17:16 restricted [1] - 7:15 right-of-way [2] - 13:17, 13:18 rights [1] - 11:17 Robb [1] - 16:8 roof [1] - 14:22 Rover [3] - 6:9, 17:19, 18:4 S second [1] - 18:20 see [7] - 4:3, 6:19, 6:21, 7:1, 12:12, 12:16, 13:3	13:11, 14:2, 14:5 stricter [1] - 15:17 submit [1] - 6:11 subset [1] - 17:16 successful [1] - 14:15 sudden [1] - 15:17 suddenly [1] - 7:11 suggestion [1] - 14:18 T tablet [1] - 6:20 tall [1] - 15:1 targeted [1] - 10:13 ten [1] - 6:16 terrible [1] - 12:1 text [5] - 4:12, 8:10, 12:3, 17:14, 17:22 thinking [2] - 5:3, 18:8 three [1] - 17:19 tightened [1] - 10:10 tons [1] - 6:10
$\begin{array}{c} \text{maximum} [1] - 4:20\\ \text{Meadows} [1] - 17:2\\ \text{mean} [6] - 9:16, 10:3,\\ 12:14, 14:14, 15:20,\\ 16:9\\ \text{meaning} [1] - 11:13\\ \text{means} [1] - 13:7\\ \text{Medical} [1] - 8:5\\ \text{meet} [1] - 18:17\\ \text{meeting} [2] - 7:16,\\ 18:13\\ \text{members} [1] - 4:2\\ \text{might} [2] - 12:19,\\ 16:13\\ \text{minimum} [2] - 4:9,\\ 6:18\\ \text{missing} [1] - 5:5\\ \text{month} [1] - 11:8\\ \text{mostly} [1] - 9:11\\ \text{motion} [2] - 18:12,\\ 18:14\\ \end{array}$	N need [2] - 6:19, 18:12 needs [3] - 8:22, 11:15, 11:22 neighbor [1] - 15:11 neighborhood [2] - 10:7, 15:16 neighborhoods [1] - 8:15 neighbors [4] - 6:10, 8:3, 8:11, 15:22 new [1] - 4:14 next [4] - 13:9, 14:1, 15:15, 18:3 Notes [1] - 4:7 notified [4] - 7:5, 8:3, 8:11, 16:11 O 0-1 [5] - 7:2, 8:16, 9:8,	particularly [1] - 6:8 pass [1] - 17:14 passed [1] - 14:15 pedestrian [1] - 9:4 people [3] - 5:12, 7:4, 7:10 percent [1] - 4:11 personal [1] - 7:21 personally [1] - 10:3 perspective [1] - 11:16 PETERSON [1] - 19:3 piece [1] - 11:21 plan [1] - 4:21 point [2] - 5:22, 17:18 possible [1] - 13:21 potential [2] - 4:14, 4:21 prefer [1] - 13:5 pressed [1] - 15:7 Principles [1] - 17:8 privilege [1] - 6:13	$\begin{tabular}{l} residential [5] - 5:1, \\ 6:8, 8:11, 8:15, \\ 15:15 \\ \hline residents [3] - 11:17, \\ 17:15, 17:16 \\ \hline restricted [1] - 7:15 \\ \hline right-of-way [2] - \\ 13:17, 13:18 \\ \hline rights [1] - 11:17 \\ \hline Robb [1] - 16:8 \\ \hline roof [1] - 14:22 \\ \hline Rover [3] - 6:9, 17:19, \\ 18:4 \\ \hline \begin{tabular}{lllllllllllllllllllllllllllllllllll$	13:11, 14:2, 14:5 stricter [1] - 15:17 submit [1] - 6:11 subset [1] - 17:16 successful [1] - 14:15 sudden [1] - 15:17 suddenly [1] - 7:11 suggestion [1] - 14:18 T tablet [1] - 6:20 tall [1] - 15:1 targeted [1] - 10:13 ten [1] - 6:16 terrible [1] - 12:1 text [5] - 4:12, 8:10, 12:3, 17:14, 17:22 thinking [2] - 5:3, 18:8 three [1] - 17:19 tightened [1] - 10:10 tons [1] - 6:10 touch [1] - 13:22
$\begin{array}{c} \text{maximum} [1] - 4:20\\ \textbf{Meadows} [1] - 17:2\\ \textbf{mean} [6] - 9:16, 10:3, \\ 12:14, 14:14, 15:20, \\ 16:9\\ \textbf{meaning} [1] - 11:13\\ \textbf{means} [1] - 13:7\\ \textbf{Medical} [1] - 8:5\\ \textbf{meet} [1] - 18:17\\ \textbf{meeting} [2] - 7:16, \\ 18:13\\ \textbf{members} [1] - 4:2\\ \textbf{might} [2] - 12:19, \\ 16:13\\ \textbf{minimum} [2] - 4:9, \\ 6:18\\ \textbf{missing} [1] - 5:5\\ \textbf{month} [1] - 11:8\\ \textbf{mostly} [1] - 9:11\\ \textbf{motion} [2] - 18:12, \\ 18:14\\ \textbf{moved} [1] - 18:19\\ \end{array}$	N need [2] - 6:19, 18:12 needs [3] - 8:22, 11:15, 11:22 neighbor [1] - 15:11 neighborhood [2] - 10:7, 15:16 neighborhoods [1] - 8:15 neighbors [4] - 6:10, 8:3, 8:11, 15:22 new [1] - 4:14 next [4] - 13:9, 14:1, 15:15, 18:3 Notes [1] - 4:7 notified [4] - 7:5, 8:3, 8:11, 16:11 O 01 [5] - 7:2, 8:16, 9:8, 15:14, 15:18	particularly [1] - 6:8 pass [1] - 17:14 passed [1] - 14:15 pedestrian [1] - 9:4 people [3] - 5:12, 7:4, 7:10 percent [1] - 4:11 personal [1] - 7:21 personally [1] - 10:3 perspective [1] - 11:16 PETERSON [1] - 19:3 piece [1] - 11:21 plan [1] - 4:21 point [2] - 5:22, 17:18 possible [1] - 13:21 potential [2] - 4:14, 4:21 prefer [1] - 13:5 pressed [1] - 15:7 Principles [1] - 17:8 privilege [1] - 6:13 problem [1] - 16:18	$\begin{tabular}{l} \hline residential $[5] - 5:1$, \\ 6:8, 8:11, 8:15, \\ 15:15 \\ \hline residents $[3] - 11:17$, \\ 17:15, 17:16 \\ \hline restricted $[1] - 7:15$ \\ \hline right -of-way $[2] - $$$$$$$$$$$$$$$$$$$$$$$$$$$$$$$$$$$$	13:11, 14:2, 14:5 stricter [1] - 15:17 submit [1] - 6:11 subset [1] - 17:16 successful [1] - 14:15 sudden [1] - 15:17 suddenly [1] - 7:11 suggestion [1] - 14:18 T tablet [1] - 6:20 tall [1] - 15:1 targeted [1] - 10:13 ten [1] - 6:16 terrible [1] - 12:1 text [5] - 4:12, 8:10, 12:3, 17:14, 17:22 thinking [2] - 5:3, 18:8 three [1] - 17:19 tightened [1] - 10:10 tons [1] - 6:10
$\begin{array}{c} \text{maximum} [1] - 4:20\\ \text{Meadows} [1] - 17:2\\ \text{mean} [6] - 9:16, 10:3, \\ 12:14, 14:14, 15:20, \\ 16:9\\ \text{meaning} [1] - 11:13\\ \text{means} [1] - 13:7\\ \text{Medical} [1] - 8:5\\ \text{meet} [1] - 18:17\\ \text{meeting} [2] - 7:16, \\ 18:13\\ \text{members} [1] - 4:2\\ \text{might} [2] - 12:19, \\ 16:13\\ \text{minimum} [2] - 4:9, \\ 6:18\\ \text{missing} [1] - 5:5\\ \text{month} [1] - 11:8\\ \text{mostly} [1] - 9:11\\ \text{motion} [2] - 18:12, \\ 18:14\\ \text{movement} [1] - 9:4\\ \text{moves} [1] - 4:12\\ \end{array}$	$\begin{tabular}{ c c c c c } \hline N \\ \hline need [2] - 6:19, 18:12 \\ \hline needs [3] - 8:22, \\ 11:15, 11:22 \\ \hline neighbor [1] - 15:11 \\ \hline neighborhood [2] - \\ 10:7, 15:16 \\ \hline neighborhoods [1] - \\ 8:15 \\ \hline neighborhoods [1] - \\ 8:15 \\ \hline neighbors [4] - 6:10, \\ 8:3, 8:11, 15:22 \\ \hline new [1] - 4:14 \\ \hline next [4] - 13:9, 14:1, \\ 15:15, 18:3 \\ \hline Notes [1] - 4:7 \\ \hline notified [4] - 7:5, 8:3, \\ 8:11, 16:11 \\ \hline \hline 0 \\ \hline 0 -1 [5] - 7:2, 8:16, 9:8, \\ 15:14, 15:18 \\ \hline 0 -2 [17] - 4:4, 4:8, 5:6, \\ \hline \end{tabular}$	particularly [1] - 6:8 pass [1] - 17:14 passed [1] - 14:15 pedestrian [1] - 9:4 people [3] - 5:12, 7:4, 7:10 percent [1] - 4:11 personal [1] - 7:21 personally [1] - 10:3 perspective [1] - 11:16 PETERSON [1] - 19:3 piece [1] - 11:21 plan [1] - 4:21 point [2] - 5:22, 17:18 possible [1] - 13:21 potential [2] - 4:14, 4:21 prefer [1] - 13:5 pressed [1] - 15:7 Principles [1] - 17:8 privilege [1] - 6:13 problem [1] - 16:18 proceedings [1] - 19:7	$\begin{tabular}{l} \hline residential $[5] - 5:1$, $$$ 6:8, 8:11, 8:15, $$$$ 15:15 $$ residents $[3] - 11:17, $$$$ 17:15, $$$ 17:16 $$$ restricted $[1] - 7:15 $$$ right -of-way $[2] - $$$$$$$$$$$$$$$$$$$$$$$$$$$$$$$$$$$$	13:11, 14:2, 14:5 stricter [1] - 15:17 submit [1] - 6:11 subset [1] - 17:16 successful [1] - 14:15 sudden [1] - 15:17 suddenly [1] - 7:11 suggestion [1] - 14:18 T tablet [1] - 6:20 tall [1] - 15:1 targeted [1] - 10:13 ten [1] - 6:16 terrible [1] - 12:1 text [5] - 4:12, 8:10, 12:3, 17:14, 17:22 thinking [2] - 5:3, 18:8 three [1] - 17:19 tightened [1] - 10:10 tons [1] - 6:10 touch [1] - 13:22
$\begin{array}{c} \text{maximum} [1] - 4:20\\ \text{Meadows} [1] - 17:2\\ \text{mean} [6] - 9:16, 10:3,\\ 12:14, 14:14, 15:20,\\ 16:9\\ \text{meaning} [1] - 11:13\\ \text{means} [1] - 13:7\\ \text{Medical} [1] - 8:5\\ \text{meet} [1] - 18:17\\ \text{meeting} [2] - 7:16,\\ 18:13\\ \text{members} [1] - 4:2\\ \text{might} [2] - 12:19,\\ 16:13\\ \text{minimum} [2] - 4:9,\\ 6:18\\ \text{missing} [1] - 5:5\\ \text{month} [1] - 11:8\\ \text{mostly} [1] - 9:11\\ \text{motion} [2] - 18:12,\\ 18:14\\ \text{movement} [1] - 9:4\\ \text{moves} [1] - 4:12\\ \text{MR} [72] - 5:2, 5:11,\\ \end{array}$	$\begin{tabular}{ c c c c c } \hline N \\ \hline need [2] - 6:19, 18:12 \\ \hline needs [3] - 8:22, \\ 11:15, 11:22 \\ \hline neighbor [1] - 15:11 \\ \hline neighborhood [2] - \\ 10:7, 15:16 \\ \hline neighborhoods [1] - \\ 8:15 \\ \hline neighborhoods [1] - \\ 8:15 \\ \hline neighbors [4] - 6:10, \\ 8:3, 8:11, 15:22 \\ \hline new [1] - 4:14 \\ \hline next [4] - 13:9, 14:1, \\ 15:15, 18:3 \\ \hline Notes [1] - 4:7 \\ \hline notified [4] - 7:5, 8:3, \\ 8:11, 16:11 \\ \hline \hline 0 \\ \hline 0.1 [5] - 7:2, 8:16, 9:8, \\ 15:14, 15:18 \\ \hline 0.2 [17] - 4:4, 4:8, 5:6, \\ 5:15, 5:18, 6:4, 8:1, \\ \hline \end{tabular}$	particularly $[1] - 6:8$ pass $[1] - 17:14$ passed $[1] - 14:15$ pedestrian $[1] - 9:4$ people $[3] - 5:12, 7:4, 7:10$ percent $[1] - 4:11$ personal $[1] - 7:21$ personally $[1] - 10:3$ perspective $[1] - 11:16$ PETERSON $[1] - 19:3$ piece $[1] - 11:21$ plan $[1] - 4:21$ point $[2] - 5:22, 17:18$ possible $[1] - 13:21$ potential $[2] - 4:14, 4:21$ prefer $[1] - 13:5$ pressed $[1] - 15:7$ Principles $[1] - 17:8$ privilege $[1] - 6:13$ problem $[1] - 16:18$ proceedings $[1] - 19:7$ professional $[1] - 9:1$	$\begin{tabular}{l} \mbox{residential} [5] - 5:1, \\ 6:8, 8:11, 8:15, \\ 15:15 \\ \mbox{residents} [3] - 11:17, \\ 17:15, 17:16 \\ \mbox{restricted} [1] - 7:15 \\ \mbox{right-of-way} [2] - \\ 13:17, 13:18 \\ \mbox{rights} [1] - 11:17 \\ \mbox{Robb} [1] - 16:8 \\ \mbox{roof} [1] - 14:22 \\ \mbox{Rover} [3] - 6:9, 17:19, \\ 18:4 \\ \begin{tabular}{l} \end{tabular} \end{tabular}$	13:11, 14:2, 14:5 stricter [1] - 15:17 submit [1] - 6:11 subset [1] - 17:16 successful [1] - 14:15 sudden [1] - 15:17 suddenly [1] - 7:11 suggestion [1] - 14:18 T tablet [1] - 6:20 tall [1] - 15:1 targeted [1] - 10:13 ten [1] - 6:16 terrible [1] - 12:1 text [5] - 4:12, 8:10, 12:3, 17:14, 17:22 thinking [2] - 5:3, 18:8 three [1] - 17:19 tightened [1] - 10:10 tons [1] - 6:10 touch [1] - 13:22 touching [1] - 13:14
$\begin{array}{l} \text{maximum } [1] - 4:20 \\ \text{Meadows } [1] - 17:2 \\ \text{mean } [6] - 9:16, 10:3, \\ 12:14, 14:14, 15:20, \\ 16:9 \\ \text{meaning } [1] - 11:13 \\ \text{means } [1] - 13:7 \\ \text{Medical } [1] - 8:5 \\ \text{meet } [1] - 18:17 \\ \text{meeting } [2] - 7:16, \\ 18:13 \\ \text{members } [1] - 4:2 \\ \text{might } [2] - 12:19, \\ 16:13 \\ \text{minimum } [2] - 4:9, \\ 6:18 \\ \text{missing } [1] - 5:5 \\ \text{month } [1] - 5:5 \\ \text{month } [1] - 11:8 \\ \text{mostly } [1] - 9:11 \\ \text{moteor } [2] - 18:12, \\ 18:14 \\ \text{moveed } [1] - 9:4 \\ \text{moves } [1] - 4:12 \\ \text{MR } [72] - 5:2, 5:11, \\ 5:12, 5:18, 5:20, \\ \end{array}$	$\begin{tabular}{ c c c c c } \hline N \\ \hline need [2] - 6:19, 18:12 \\ needs [3] - 8:22, \\ 11:15, 11:22 \\ neighbor [1] - 15:11 \\ neighborhood [2] - \\ 10:7, 15:16 \\ neighborhoods [1] - \\ 8:15 \\ neighbors [4] - 6:10, \\ 8:3, 8:11, 15:22 \\ new [1] - 4:14 \\ next [4] - 13:9, 14:1, \\ 15:15, 18:3 \\ Notes [1] - 4:7 \\ notified [4] - 7:5, 8:3, \\ 8:11, 16:11 \\ \hline \hline \hline \hline \\ \hline \hline \\ O-1 [5] - 7:2, 8:16, 9:8, \\ 15:14, 15:18 \\ O-2 [17] - 4:4, 4:8, 5:6, \\ 5:15, 5:18, 6:4, 8:1, \\ 9:21, 10:14, 11:20, \\ \hline \end{tabular}$	particularly [1] - 6:8 pass [1] - 17:14 passed [1] - 14:15 pedestrian [1] - 9:4 people [3] - 5:12, 7:4, 7:10 percent [1] - 4:11 personal [1] - 7:21 personally [1] - 10:3 perspective [1] - 11:16 PETERSON [1] - 19:3 piece [1] - 11:21 plan [1] - 4:21 point [2] - 5:22, 17:18 possible [1] - 13:21 potential [2] - 4:14, 4:21 prefer [1] - 13:5 pressed [1] - 15:7 Principles [1] - 17:8 privilege [1] - 6:13 problem [1] - 16:18 proceedings [1] - 19:7	$\begin{tabular}{l} \label{eq:residential [5] - 5:1, \\ 6:8, 8:11, 8:15, \\ 15:15 \\ \end{tabular} \end{tabuar} \end{tabular} \end$	13:11, 14:2, 14:5 stricter [1] - 15:17 submit [1] - 6:11 subset [1] - 17:16 successful [1] - 14:15 sudden [1] - 15:17 suddenly [1] - 7:11 suggestion [1] - 14:18 T tablet [1] - 6:20 tall [1] - 15:1 targeted [1] - 10:13 ten [1] - 6:16 terrible [1] - 12:1 text [5] - 4:12, 8:10, 12:3, 17:14, 17:22 thinking [2] - 5:3, 18:8 three [1] - 17:19 tightened [1] - 10:10 tons [1] - 6:10 touch [1] - 13:22 touching [1] - 13:14 town [2] - 9:7, 9:9
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KATHLEEN W. BONO, CSR 630-834-7779



DATE:	November 14, 2018
то:	Chairman Cashman and Plan Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	Public Hearing for Text Amendment to Prohibit Internally Illuminated Signage in the B-2 Central Business District Request by the Village of Hinsdale - Case A-45-2018

Summary

Certain Historic Preservation Commission and certain Village Trustees are proposing this text amendment request to preserve, protect and promote the Village's historic downtown character by prohibiting internally illuminated signage in the B-2 Central Business District. On October 2, 2018, the Board of Trustees referred the application to the Plan Commission for review and recommendation.

The Zoning Code Section 9-106(J)(7)(b) currently permits a sign applicant to request for internally illuminated signage in the B-2 Central Business District. This text amendment request, shown below in red underlined text, would prohibit internally illuminated signage in the B-2 District:

"Other signs: Signs permitted pursuant to this subsection J may be illuminated only by indirect or, for signs other than in the B-2 district, by internal white light not exceeding fifty (50) foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face; provided, however, that projecting signs shall not be illuminated. Signs in the B-2 district may not be internally illuminated."

Process

Within forty five (45) days following the conclusion of the public hearing, the PC shall transmit to the Village Board its recommendation in the form specified by subsection 11-103(H). The failure of the PC to act within forty five (45) days following the conclusion of such hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the proposed amendment as submitted.

Attachments:

- Attachment 1 Text Amendment Applications and draft ordinance
- Attachment 2 Zoning Map and B-2 Central Business District
- Attachment 3 Map of Downtown National Register Historic District



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant	
Name: Village of Hinsdale	
Address: 19 E. Chicago Avenue	
City/Zip: Hinsdale, II. 60521	

Phone/Fax: (630) 789-7036

E-Mail: N/A

Owner			
Name: N/A			
Address:	7		
City/Zip:		 	
Phone/Fax: (_)	/	
E-Mail:			

Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)

Name: N/A	Name: N/A
Title:	Title:
Address:	Address:
City/Zip:	City/Zip:
Phone/Fax: ()/	Phone/Fax: ()/
E-Mail:	E-Mail:

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)

1) Robert McGinnis - Director of Community Development/Building Commissioner

2) Chan Yu - Village Planner

3)

II. SITE INFORMATION

Address of subject property: <u>N/A</u>					
Property identification number (P.I.N. or tax number): <u>N/A</u>					
Brief description of proposed project: <u>Text Amendment to</u>	Section 9-106(J)(7) to prohibit internally illuminated/backlit				
signage in the B-2 Central Business District.					
General description or characteristics of the site: <u>N/A</u>	·				
Existing zoning and land use: <u>N/A</u>					
Surrounding zoning and existing land uses:					
North: <u>N/A</u>	South: <u>N/A</u>				
East: <u>N/A</u>	West: <u>N/A</u>				
Proposed zoning and land use: <u>N/A</u>					
Please mark the approval(s) you are seeking and standards for each approval requested:	attach all applicable applications and				
Site Plan Approval 11-604	Map and Text Amendments 11-601E Amendment Requested: <u>Text Amendment to Section</u>				
Design Review Permit 11-605E	9-106(J)(7)				
Exterior Appearance 11-606E	Planned Development 11-603E				
Special Use Permit 11-602E Special Use Requested:	 Planned Development 11-803E Development in the B-2 Central Business District Questionnaire 				

TABLE OF COMPLIANCE

Address of subject property: ______ Text Amendment - N/A

The following table is based on the <u>N/A</u> Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
		· · · · · · · · · · · · · · · · · · ·
Minimum Lot Area (s.f.)	N/A	N/A
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback	· · ·	
Maximum Floor Area Ratio		
(F.A.R.)*		
Maximum Total Building		
Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback	~	
Parking corner side yard		
setback		
Parking interior side yard		
setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure		\downarrow
Information		•

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: N/A

3



COMMUNITY DEVELOPMENT DEPARTMENT ZONING CODE TEXT AND MAP AMENDMENT APPLICATION

Must be accompanied by completed Plan Commission Application

Is this a: Map Amendment 🔿 Text Amendment 💽

Address of the subject property 19 E. Chicago Avenue

Description of the proposed request: Text Amendment to Section 9-106(J)(7) to prohibit

REVIEW CRITERIA

internally illuminated/backlit signage in the B-2 Central Business District

Section 11-601 of the Hinsdale Zoning Code regulates Amendments. The amendment process established is intended to provide a means for making changes in the text of the Zoning Code and in the zoning map that have more or less general significance or application. It is not intended to relieve particular hardships nor to confer special privileges or rights. Rather, it is intended as a tool to adjust the provisions of the Zoning Code and the zoning map in light of changing, newly discovered, or newly important conditions, situations, or knowledge. The wisdom of amending the text of the Zoning Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, the below criteria.

Below are the 14 standards for amendments that will be the criteria used by the Plan Commission and Board of Trustees in determining the merits of this application. Please respond to each standard as it relates to the application. Please use an additional sheet of paper to respond to questions if needed. If the standard is not applicable, please mark N/A.

1. The consistency of the proposed amendment with the purpose of this Code.

Per Section 11-607(E), the proposed text amendment will preserve & protect the historic downtown B-2 district and promote signage illumination methods that is visually compatible & constructed with a design and material(s) of high quality and good relationship w/ the character of the neighborhood.

- 2. The existing uses and zoning classifications for properties in the vicinity of the subject property. The Historic Downtown District is located in, and in the vicinity of the B-2 Central Business District.
- The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.
 N/A

4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.

N/A

5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.

N/A

6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

The intent is to preserve, promote, maintain & enhance the Village's historic resources and character as a community comprised principally of well-maintained single-family residential neighborhoods and small, thriving business areas oriented to serve the day-to-day needs of local residents

7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

N/A

8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

N/A

9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.

N/A

10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

N/A

11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification.

N/A

12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

N/A

13. The community need for the proposed amendment and for the uses and development it would allow.

Certain Historic Preservation Commission and certain Village Trustees are proposing this text amendment request to preserve, protect and promote the Village's historic downtown character.

14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

N/A

DRAFT - 09-26-18

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 9-106 (SIGNS) OF THE HINSDALE ZONING CODE RELATIVE TO INTERNALLY ILLUMINATED SIGNS IN THE B2 CENTRAL BUSINESS DISTRICT

WHEREAS, the Village of Hinsdale (the "Village") has received an application (the "Application") from the Village of Hinsdale (the "Applicant") pursuant to Section 11-601 of the Hinsdale Zoning Code ("Zoning Code") for an amendment to the text of subsection 9-106.J of the Zoning Code relative to prohibiting internally illuminated signs in the B2 Central Business Zoning District (the "Proposed Text Amendment"); and

WHEREAS, the Board of Trustees has given preliminary consideration to the Application pursuant to Section 11-601(D)(2) of the Hinsdale Zoning Code, and has referred the Application to the Plan Commission of the Village for consideration and a hearing. The Application has otherwise been processed in accordance with the Hinsdale Zoning Code, as amended; and

WHEREAS, on ______, 2018, the Plan Commission held a public hearing on the Application pursuant to notice thereof properly published in The Hinsdalean, and, after considering all of the testimony and evidence presented at the public hearing, recommended approval of the Application by a vote of __ (_) in favor, ____ (_) against and __ (_) absent, as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. _____-2018 ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the Village is an Illinois non-home rule municipality, having all of the powers and authority granted to such municipalities pursuant to law, including authority to amend the existing Zoning Code regulations relative to signs within the business and other districts of the Village; and

WHEREAS, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, the factors set forth in Section 11-601(E) of the Hinsdale Zoning Code and all of the facts and circumstances affecting the Application, and have determined that the approval of the Proposed Text Amendment, as set forth below, is in the best interests of the Village and is demanded by and required for the public good.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hinsdale, Cook and DuPage Counties, Illinois, as follows:

SECTION 1: Each whereas paragraph set forth above is incorporated by reference into this Section 1.

SECTION 2: The President and Board of Trustees, after considering the Findings and Recommendation of the Plan Commission, and other matters properly before it, adopts and incorporates the Findings and Recommendation of the Plan Commission as the findings of this President and the Board of Trustees, as completely as if fully recited herein at length. The President and Board of Trustees further find that the Proposed Text Amendment set forth below is in the best interests of the Village and is demanded by and required for the public good.

SECTION 3: Subsection J.7.b. (Illumination/Other Signs) of Section 9-106 (Signs) of Article IX (District Regulations of General Applicability) of the Hinsdale Zoning Code is amended to read in its entirety as follows:

7. Illumination:

(a) Signs without permits: Signs permitted pursuant to subsection F of this section shall be illuminated only as permitted in that subsection.

(b) Other signs: Signs permitted pursuant to this subsection J may be illuminated only by indirect or, for signs other than in the B-2 district, by internal white light not exceeding fifty (50) foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face; provided, however, that projecting signs shall not be illuminated. Signs in the B-2 district may not be internally illuminated.

SECTION 4: Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

	PASSED this	day of	2018.
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AYES: _____

NAYS: _____

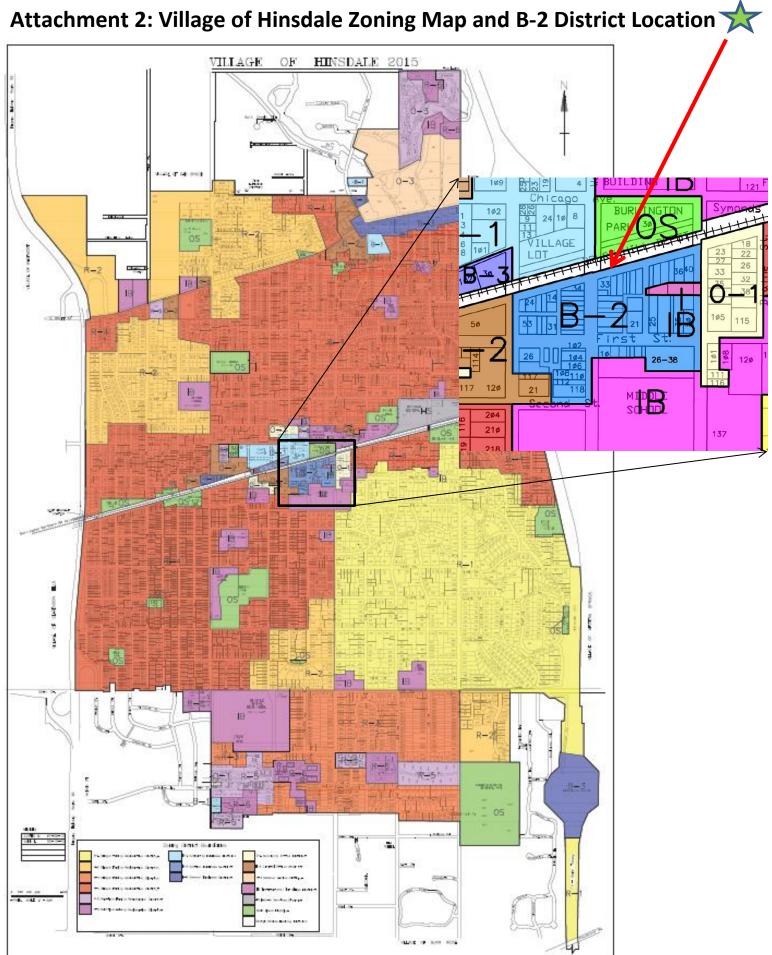
ABSENT: _____

APPROVED by me this _____ day of _____, 2018, and attested to by the Village Clerk this same day.

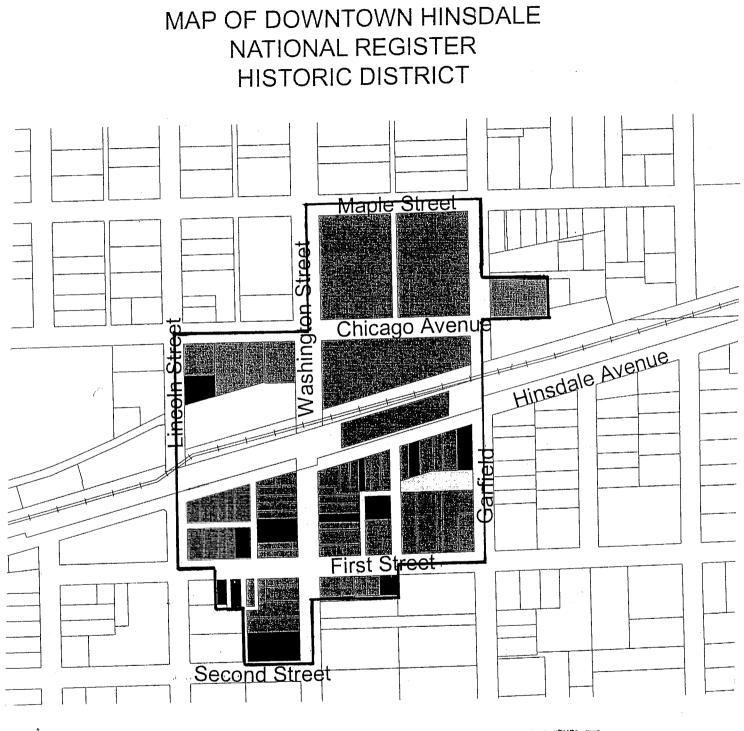
Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Village Clerk



Attachment 2



Contributing Non-Contributing



HISTORIC CONSULTANTS



DATE:	November 14, 2018
то:	Chairman Cashman and Plan Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	722-724 N. York Rd. – Hinsdale Animal Hospital – B-1 Community Business District Scheduling of Public Hearing for Design Review Permit for new Illuminated Ground Sign in the Design Review Overlay District – Case A-37-2018

Summary

The Village of Hinsdale has received a Design Review and Sign Permit application from Landmark Sign Group, representing the new Hinsdale Animal Hospital currently being constructed at 722-724 N. York Road. The Landmark Group is requesting to construct a new illuminated ground sign in the Design Review Overlay District.

Request and Analysis

On August 15, 2017, the Village Board approved an exterior appearance and site plan for a new animal hospital at 722-724 N. York Road. The subject property was rezoned from O-2 Limited Office to B-1 Community Business District in 2011 (Ordinance 2011-12). To that end, the proposed sign meets the minimum setback (5'), maximum height (8') and maximum gross surface area (50 SF) requirements of Section 9-106(I). It is 5 feet from the front lot line, 8 feet tall, and 49 SF, respectively.

The Design Review application requests approval for a double faced, internally illuminated sign face featuring 3 colors: white and red on a grey background sign backing. The ground sign structure is proposed to be made with brick (to match the building) and stone veneer. Per the applicant, the ground sign is aesthetically appeasing and complements the new animal hospital building, and similar in materials and appearance to surrounding signage.

A rendering of the internally illuminated ground sign illustrates the translucent vinyl text and logo at night. Landscaping is planned around the proposed ground sign and shown on the landscape plan.

The subject property is adjacent to the O-2 Limited Office District to the north, south and west, and B-1 Community Business District across York Road (Gateway Square) to the east. The parcels to the north, south and east are in the Design Review Overlay District.

Process

Per Section 11-605(D), a public hearing shall be set, noticed, and conducted by the Plan Commission (PC) in accordance with section 11-303 of this article. Within thirty five (35) days following the conclusion of



the public hearing provided in subsection D3 of this section, the PC shall, in writing, recommend to the Board of Trustees (BOT) to grant the design review permit without modification, grant the design review permit with modifications or subject to conditions, or deny the design review permit. In reaching its recommendation, the PC shall be guided by the purposes for which the design review district is designated and by the particular standards and considerations set forth in subsection E of this section. The failure of the PC to act within thirty five (35) days, or such longer period of time as may be agreed to by the applicant, shall be deemed a recommendation to deny the design review permit.

Within thirty five (35) days after receiving the recommendation of the PC pursuant to subsection D4 of this section or, if the PC fails to act within thirty five (35) days following the conclusion of the public hearing provided in subsection D3 of this section, within seventy (70) days following the conclusion of such public hearing, the BOT shall, by ordinance duly adopted, grant the design review permit without modification, grant the design review permit with modifications or subject to conditions, or deny the design review permit. The failure of the BOT to act within the time limits set in this subsection, or such longer time as may be agreed to by the applicant, shall be deemed a denial of the design review permit. In reaching its decision, the BOT shall be guided by the purposes for which the design review district is designated and by the particular standards and considerations set forth in subsection E of this section.

Per Section 11-605, the standards and considerations for a design review permit:

In passing upon applications for design review permits, the plan commission and the board of trustees shall consider and evaluate the propriety of issuing the design review permit in terms of its effect on the purposes for which the design review district is designated. In addition, the plan commission and the board of trustees shall be guided by the following standards and considerations:

1. *Quality Of Design And Site Development:* New and existing buildings and structures and appurtenances thereof which are constructed, reconstructed, materially altered, repaired, or moved shall be evaluated under the following quality of design and site development guidelines:

(a) *Open Spaces:* The quality of the open spaces between buildings and in setback spaces between street and facade

(b) *Materials:* The quality of materials and their relationship to those in existing adjacent structures.

(c) *General Design:* The quality of the design in general and its relationship to the overall character of neighborhood.

(d) *General Site Development:* The quality of the site development in terms of landscaping, recreation, pedestrian access, automobile access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

2. *Visual Compatibility:* New and existing buildings and structures, and appurtenances thereof, which are constructed, reconstructed, materially altered, repaired, or moved shall be visually compatible in terms



of the following guidelines:

(a) *Height:* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

(b) *Proportion Of Front Facade:* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

(c) *Proportion Of Openings:* The relationship of the width to height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.

(d) *Rhythm Of Solids To Voids In Front Facades:* The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

(e) *Rhythm Of Spacing And Buildings On Streets:* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.

(f) *Rhythm Of Entrance Porch And Other Projections:* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.

(g) *Relationship Of Materials And Texture:* The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the buildings and structures to which it is visually related.

(h) *Roof Shapes:* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

(i) *Walls Of Continuity:* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

(j) *Scale Of Building:* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

(k) *Directional Expression Of Front Elevation:* A building shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.



Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.

2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.

3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.

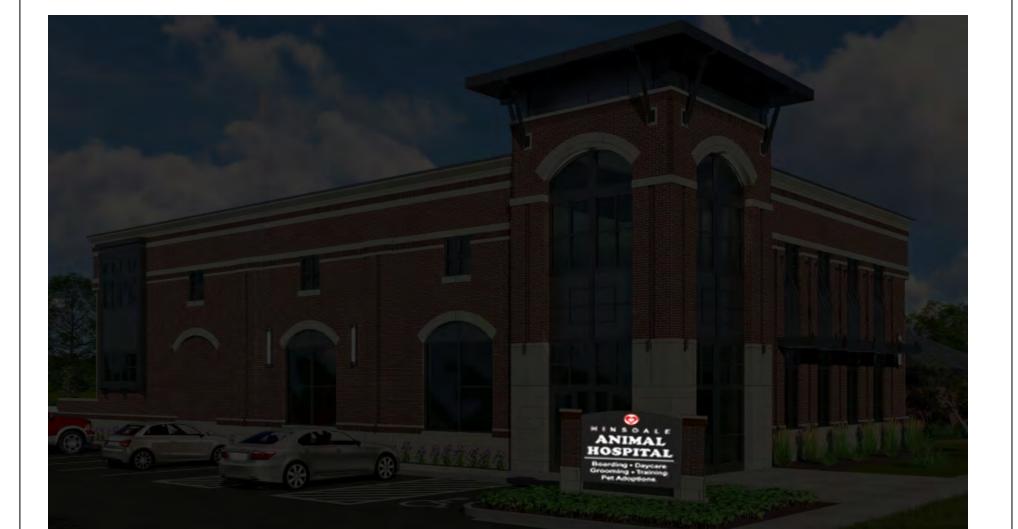
4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments:

- Attachment 1 Design Review and Sign Applications for Ground Sign
- Attachment 2 Zoning Map and Project Location
- Attachment 3 Approved Exterior Appearance/Site Plan of Animal Hospital



DAY RENDER



NIGHT RENDER

Designed 110 Volts

Electrical Connection will be Visible within 5 Ft. at time of Installation; Second Trip will be Charged at Time & Material

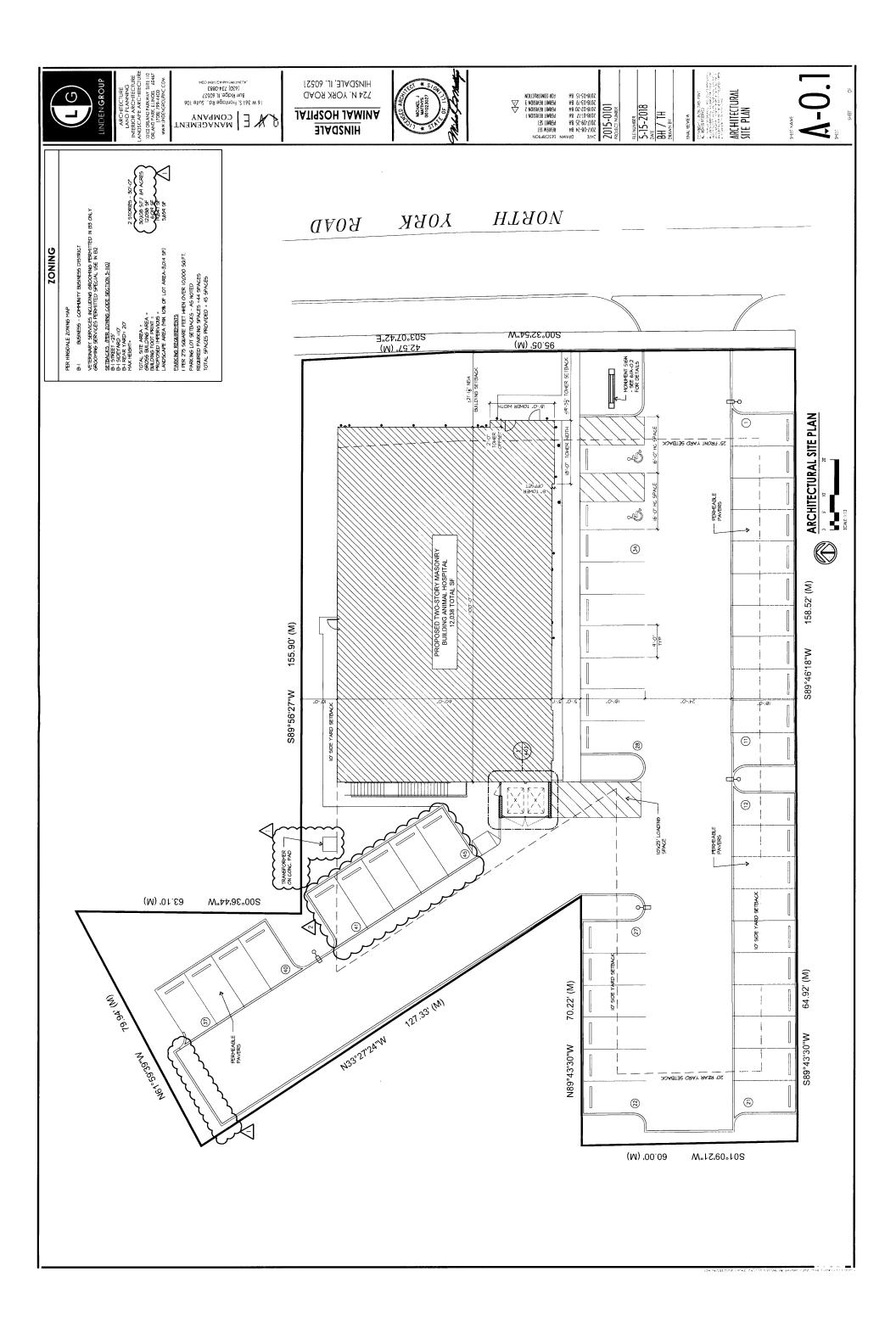
Landmark		SO-24594-R SHAUN O'BRIEN				REVISIONS: 1. CHANGE RENDER / 08.15.18 JL 2. CHANGE RENDER / 09.17.18 JL	
www.landmarksign.com	7424 Industrial Avenue Chesterton, IN 46304 phone 219.762.9577 fax 219.762.4259	PRINT # HINSDALE ANIMAL HOSPIT/ CLIENT NAME 07.27.18 DATE	LSG SAL	ES REP. 724 N. YORK R HINSDALE, IL JOB LOCATION JL DRAWN BY	RD. AS NOTED SCALE	X Customer Acceptance SIGNATURE IF REQUIRED: Landlord Acceptance SIGNATURE L.S.G SALES INITIALS	DATE DATE DATE

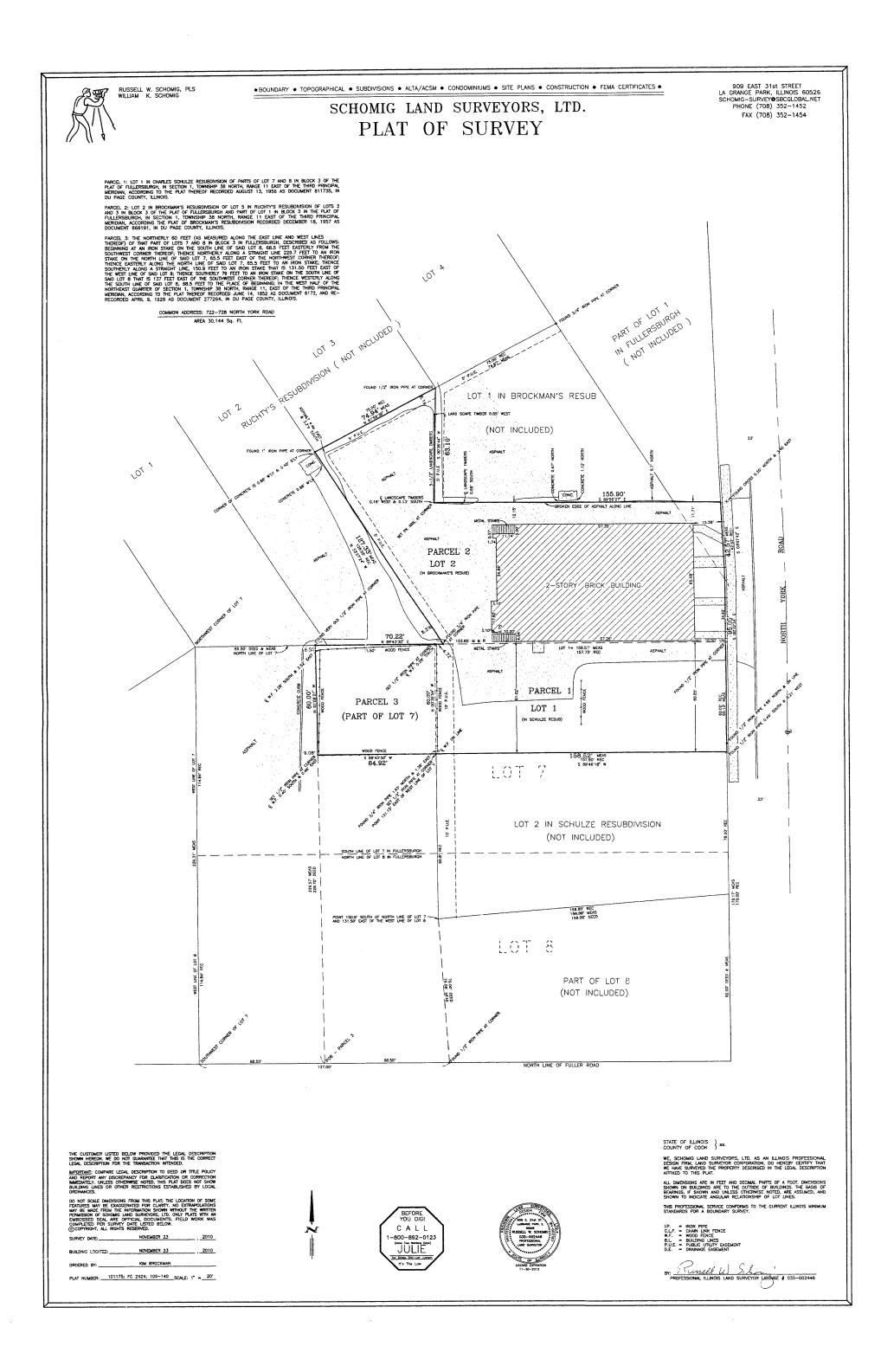
THIS DRAWING IS THE PROPERTY OF LANDMARK SIGN GROUP, INC. NO REPRODUCTIONS OR EXHIBITIONS ARE PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDMARK SIGN GROUP, INC. AN ASSESSMENT OF UP TO \$2500.00 WILL BE CHARGED FOR ANY MISUSE OF THIS DRAWING. By signing the Customer Acceptance on this print, I understand that I am accepting all aspects of this drawing. This includes Artwork, Specifications, Dimensions, Spelling, and all other representations herein. I also understand that color reproductions on this print are approximate, and may not match manufactures samples exactly.

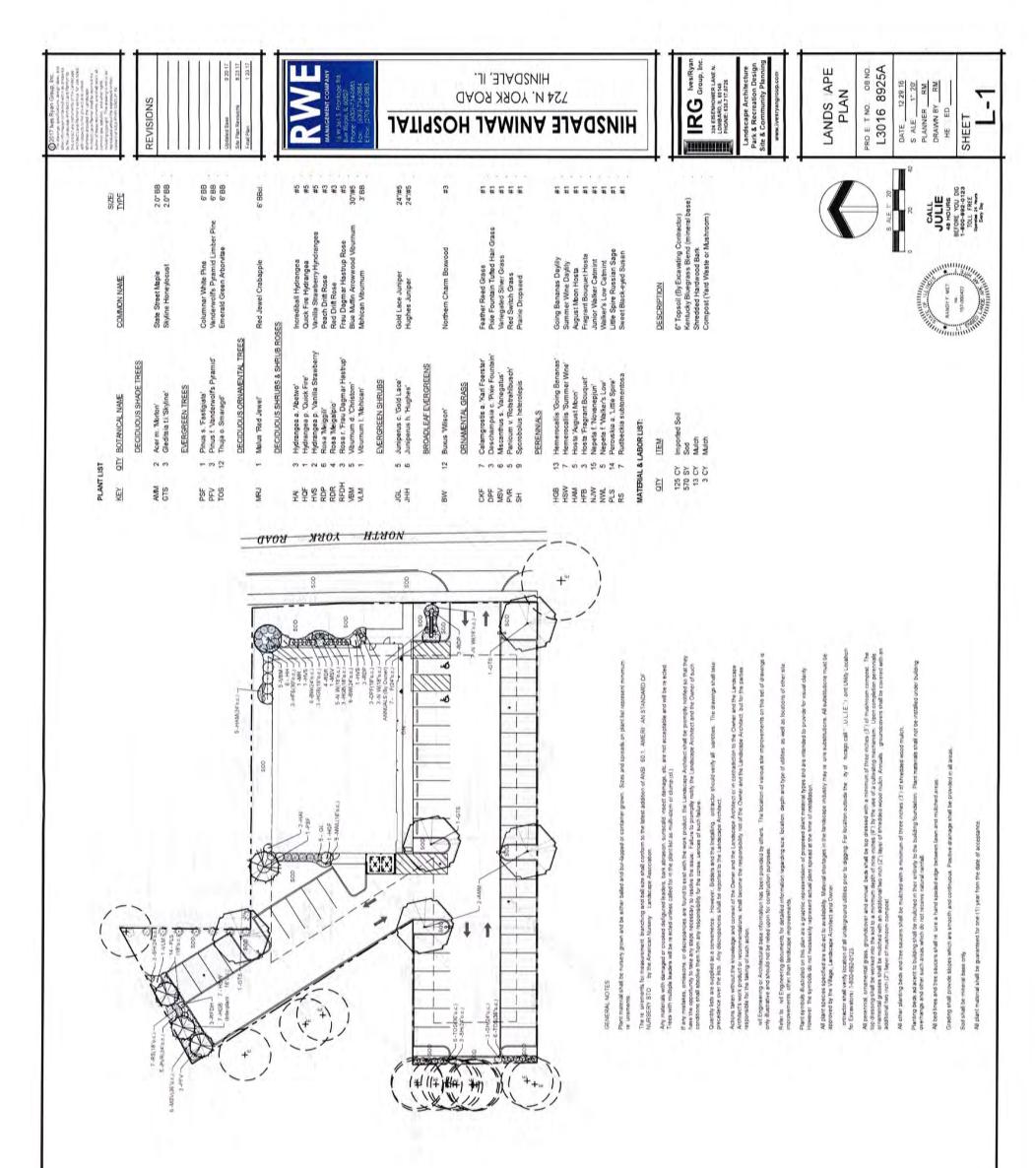
Attachment 1

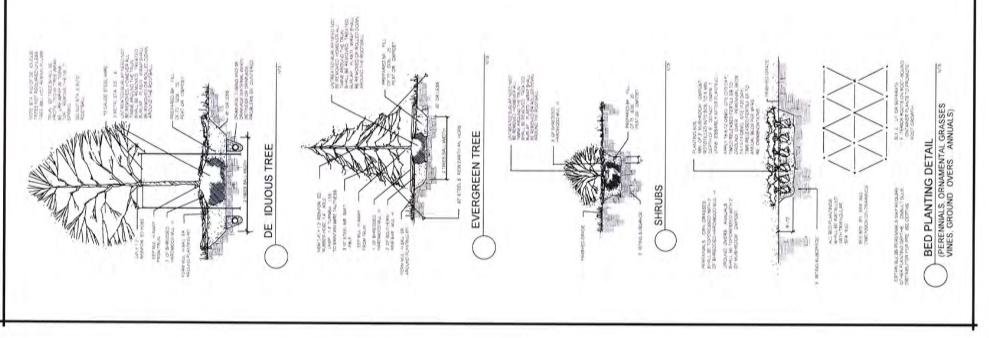


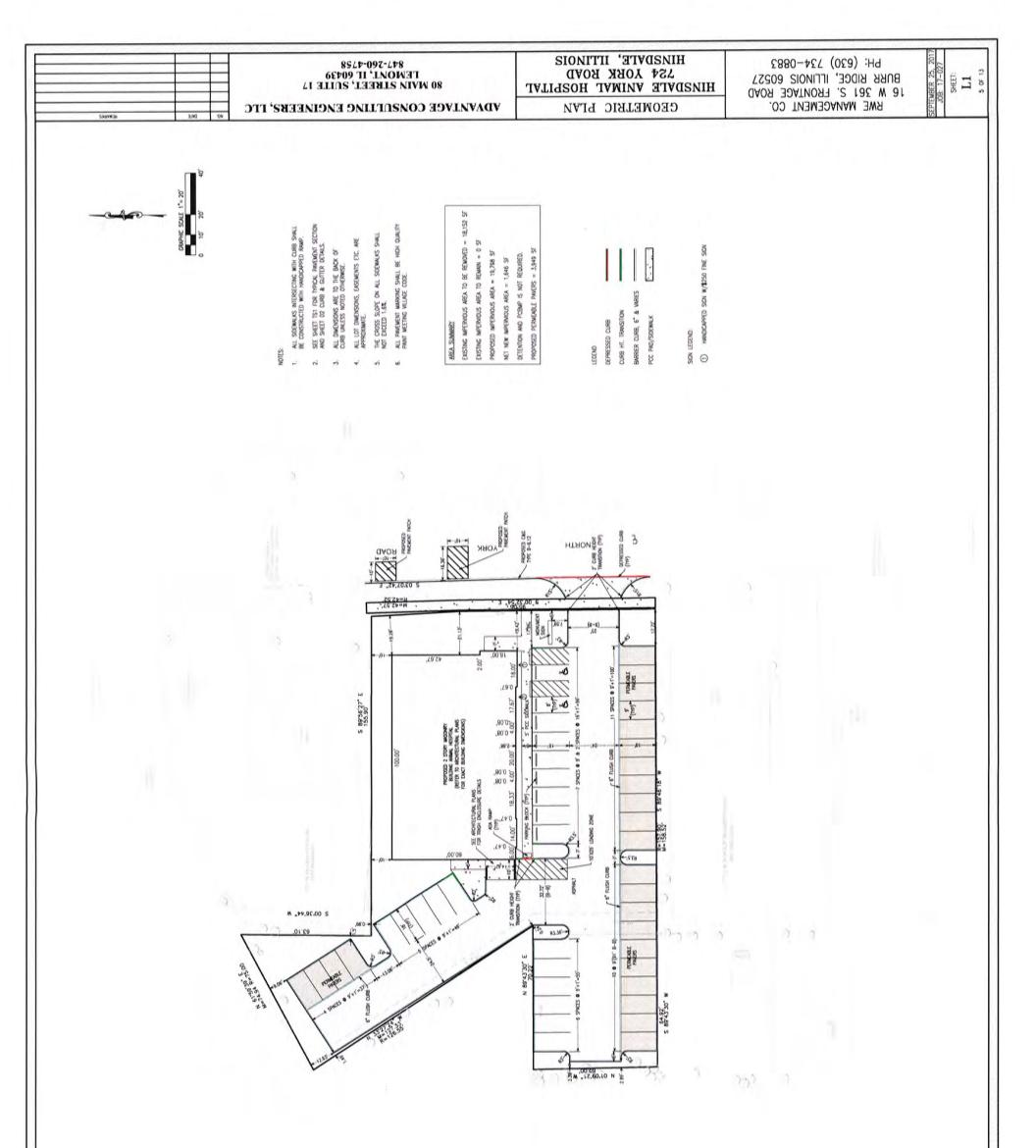
Attachment 1













VILLAGE OF HINSDALE

DESIGN REVIEW PERMIT APPLICATION

Name of Applicant:

Landmark Sign Group - Shaun O'Brien

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Address of Subject Property: 724 N York Rd

If Applicant is not property owner, Applicant's relationship to property owner.

Sign Contractor

Name of Property Owner: Hinsdale Animal Hospital - Anthony Kremer

Brief description of what application requests: One monument sign for a new animal

hospital being built.

*** FOR OFFICE USE ONLY ***	in the second			
Date application received:				
Date application complete:				
Assigned application number:				
Date initially considered by Plan Commission:				
Date of legal notice:				
Date of public hearing:				
Date of ZPS Committee review:				
Date of Board of Trustees review:				
Final Decision: Approved Denied Date				

Applicant must complete **all** sections of this application. Failure to complete any section of this application will result in a delay in the consideration of this application. A public hearing will not be scheduled until the application is complete and complies with all applicable sections of the Zoning Ordinance. If a section of this application is not applicable, please write "N/A" in the appropriate place.

I. APPLICANT INFORMATION

1. **Owner**. Name, address, and telephone number of owner: Hinsdale Animal Hospital - Anthony Kremer, 724 N York Rd, Hinsdale, IL Trustee Disclosure. In the case of a land trust, the name, address, and telephone number of all 2. trustees and beneficiaries of the trust: Applicant: Name, address, and telephone number of applicant, if different from owner, and 3. applicant's interest in the subject property:_____ Landmark Sign Group, 7424 Industrial Ave, Chesterton In-219-762-9577, Sign contractor 4. Consultants. Name and address of each professional consultant advising applicant with respect to this application: Attorney:_____ a. Engineer:_____ b. c. d. Village Personnel. Name and address of any officer or employee of the Village with an 2. interest in the owner, the applicant, or the subject property, and the nature and extent of that interest: a.

b.

- 2 -

II. SUBJECT PROPERTY INFORMATION

5. <u>Subject Property</u>. Address of the subject property:

724 N York Rd•• (Please attach the legal description of the property as Exhibit "A")

- 6. Present zoning classification: B-1

8. <u>Current use of subject property</u>:

Principal use: (i.e., residential, retail, service)

9. <u>Proposed use of subject property; if different from current use:</u>

10. <u>Standard Industrial Classification (SIC) number of proposed use</u>: (This number can be obtained at the Village's Public Services Office.)

11. Square footage to be devoted to proposed use: 12,038

12. In the case of any application being filed less than two years after the denial of an application seeking essentially the same relief, submit with this application a statement as required by Subsection 11-302-B of the Hinsdale Zoning Code.

13. Please complete the following table.

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Requirements	Code Section	Minimum Code Regulation	Proposed Development
Height		8'	8'
Lot area Sign Area		50 Sq. Ft =	49 Sq. Ft
Intensity of use			
Frontage			
Building area		· · · · · · · · · · · · · · · · · · ·	
Setback	· · · · · · · · · · · · · · · · · · ·		5'
Side yard			
Rear yard			
Parking requirements			
Loading requirements			

Table of Compliance

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance:

We conform to the local ordinaces.

- 4 -

III. CRITERIA FOR A DESIGN REVIEW PERMIT

The regulations of the Design Review Overlay District are intended to promote the historic and architectural qualities of the Village and thereby preserve the distinctive character of the Village. Below is a list of criteria which may be used in determining if a structure or use of a structure is consistent with the goals of this district. Please respond to each as it relates to this application.

- 14. <u>Special Character</u>. To effect and accomplish the protection, enhancement, perpetuation, and use of improvements and areas of special character or special historic and acsthetic interest or value which represent or reflect elements of the Village's cultural, social, economic, political, and architectural history or distinction. <u>We created an aesthetically appeasing sign design that</u> complements the building.
- 15. <u>Local Atmosphere</u>. To maintain the local, "small town" atmosphere of various residential and business areas within the Village. <u>The sign is a monument sign with only the copy illuminating</u>.
- 16. <u>Compatibility</u>. To insure compatibility of new development with the existing characteristics of the area. <u>The design is similar in materials and appearance to surrounding signage</u>.
- 17. <u>Transitional Areas</u>. To protect sensitive areas of transition from one land use to another. The sign is close to the building and won't negatively affect the neighboring properties.
- 18. <u>Attractiveness</u>. To protect and enhance the Village's attractiveness to visitors and the support and stimulus to local business provided thereby. <u>The sign design is attractive and we are using high quality building materials</u>.
- 19. <u>Strong Economy</u>. To strengthen the economy of the Village Your sign is your most valuable marketing asset and will strengthen the economy.
- 20. <u>Education, Pleasure, and Welfare</u>. To promote the use of areas within the Design Review District for the education, pleasure, and welfare of the residents of the Village The building and the sign are attractive additions to the Village.

- 5 -

IV. NEW STRUCTURES

If the application requests a new structure, fill in this section completely. Please respond to each of the statements below as it relates to the proposed building. (If the application is for a change in use, disregard this section.)

21. <u>Open Spaces</u>. The quality of the open spaces between buildings and in setback spaces between street and facade.

The sign is placed according to the Village ordinace

22. <u>Materials</u>. The quality of materials and their relationship to those in existing adjacent structures.

We are using high quality materials and matching the brick on the building

23. <u>General Design</u>. The quality of the design in general and its relationship to the overall character of neighborhood.

The sign is designed to only illuminate the copy area with dimensional letters. The sign has brick columns as well.

24. <u>General Site Development</u>. The quality of the site development in terms of landscaping, recreation, pedestrian access, automobile access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

The sign will have landscaping around it.

25. <u>Height</u>. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

The sign height is adequate and and much lower than the building.

- 6 -

26. <u>Proportion of Front Facade</u>. The relationship of the width of the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

The sign height is in portion to the building and surrounding signs.

27. <u>Proportion of Openings</u>. The relationship of the width to height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.

N/A_____

28. <u>Rhythm of Solids to Voids in Front Facades</u>. The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

N/A

29. <u>Rhythm of Spacing and Buildings on Streets</u>. The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.

The sign is situated by the building and maintains good spacing.

30. <u>Rhythun of Entrance Porch and Other Projections</u>. The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.

The sign is positioned close to the entrance and will guide client to the main entrance.

31. <u>Relationship of Materials and Texture</u>. The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the buildings and structures to which it is visually related.

The materials are similar to the building material in color and appearance. we are using the same brick on the columns.

32. <u>Roof Shapes</u>. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

N/A

- 7 -

33. <u>Walls of Continuity</u>. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive wall of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

N/A

34. <u>Scale of Building</u>. The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

The sign is not a dominating structure that will over power the building and surround area.

35. <u>Directional Expression of Front Elevation</u>. A building shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

8 -

N/A	

V. CERTIFICATION

The applicant certifies that all of the information contained herein is correct to the best of the applicant's knowledge.

The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.

The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:

- 36. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
- 37. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
- 38. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
- 39. Location, size, and arrangements of all outdoor signs and lighting.
- 40. Location and height of fences or screen plantings and the type or kind of building materials or plantings to be used for fencing or screening.
- 41. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
- 42. A traffic study if required by the Village Manager or the Board or Commission hearing the application.

If the applicant fails to provide any of the above information, or any other information requested by the Boards, Commissions, and/or Staff, then the application will not be considered.

The applicant understands that he/she is responsible for all application fees and any other fees which Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.

- 9 -

THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST THE SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN 30 DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

I, or we, have read the above certification, understand it, and agree to abide by its conditions.

Manne Name of Owner

Signature of Owner

Ben Johansen Name of Applicant

Signature of Applicant

10 3 18 Date

VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant Name: Hinsdale Animal Hospital Address: 724 N. York Rd. City/Zip: Hinsdale, IL Phone/Fax: /	Contractor Name: Landmark Sign Group Address: 7424 Industrial Ave City/Zip: Chesterton, IN 46304 Phone/Fax: (²¹⁹) 762-9577 / E-Mail: bjohansen@landmarksign.com Contact Name: Ben Johansen Contact Name: Contact Name: Ben Johansen			
Sign Information: Overall Size (Square Feet): 49 (7' x 7') Overall Height from Grade: 8 Ft. Proposed Colors (Maximum of Three Colors): • • Lead Grey Metallic • White • Tomato Red	Site Information: Lot/Street Frontage: 138' Building/Tenant Frontage: 60' Existing Sign Information; Business Name: Hinsdale Animal Hospital Size of Sign: 49 Square Feet Business Name: Size of Sign: Square Feet			
I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.				

Zoning Map Location of 218 W. Ogden Ave. (current) and 722 N. York Rd. (potential) •• Attachment

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